

# **\$1,349,900 - 52108 Rge Road 15, Rural Parkland County**

MLS® #E4421821

**\$1,349,900**

6 Bedroom, 4.50 Bathroom, 1,765 sqft

Rural on 79.48 Acres

None, Rural Parkland County, AB

79.48 acres with 2 Residences and minutes SW of Stony Plain! Main property is a 1700+ sq.ft. Walkout Bungalow was fully renovated from ground up in 2015. Open floor plan and vaulted cedar ceiling with Douglas fir beams. Kitchen with huge cooktop island, granite counters, Brazilian slate floors, double wall ovens, pantry wall and high end appliances. Bright, open dining & living area with hardwood floors. 3 bedrooms up 6pc main bath with cheater door to master & 1/2 bath off entry. Walkout level has 3 additional bedrooms (1 with 3pc ensuite), family room, 5pc bath & large laundry room with sink. Stamped concrete floors down with in-floor multizone heating. Second residence renovated in 2022 and is 700 sq.ft. with 2 bedrooms & full bath great for added revenue or multi-generational living. 45'x60' shop completed in 2018 is heated & has (3) 14' doors, 220v & mezzanine. Large hay barn/pole shed, multiple outbuildings for livestock & (2) waterers. Beautiful rolling land boarded by trees for privacy.

Built in 1968

## **Essential Information**

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Price \$1,349,900



Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	1,765
Acres	79.48
Year Built	1968
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	52108 Rge Road 15
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2E7

### **Amenities**

Features	Deck, Dog Run-Fenced In, Fire Pit, Front Porch, Hot Water Natural Gas, Open Beam, Smart/Program. Thermostat, R.V. Storage, Vaulted Ceiling, Walkout Basement, Workshop
Parking Spaces	6

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Hillside, Private Setting, Rolling Land, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 14th, 2025
Days on Market	185
Zoning	Zone 90

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