

Courtesy Of Dave A Woolger Of Initia Real Estate

# **\$1,449,000 - 13 53223 Rge Road 264, Rural Parkland County**

MLS® #E4444927

**\$1,449,000**

4 Bedroom, 3.00 Bathroom, 2,576 sqft

Rural on 1.06 Acres

Grandview Estates, Rural Parkland County, AB

Welcome to your Private Oasis in a Picturesque Acreage Cul de Sac backing Walker Lake! 2576sqft Walkout Bungalow that features a Heated 10-CAR ATTACHED GARAGE! Full RV Bay with a 14ft Garage door. 1.06 Acres. Covered Veranda and Cauffered Ceilings as you enter the front door. Beautiful Spacious Kitchen with Granite Countertops. Spacious Dining and Family Room. South facing Sunken backyard with an unbelievable 50ft covered deck with Rubber Decking Overlooking Walker Lake and your very own little forest w/treehouse with Patio and FirePit by the lake! 4beds and, 3 full baths. The Primary Bedroom features a large 5pc Ensuite and His/Hers Walk in Closets. Basement features a vast open layout with an Endless basement bar. Acid Stained Concrete Floors w/carpet. Dedicated pace for a Future Wine Room. In floor heating in the basement and Garage, and the Main Areas of the Main Floor. Lawn Sprinkler System. Extra Parking to the side. Municipal Water and Sewer. 2 Blocks from Edmonton Springs Golf Course.

Built in 2010

## **Essential Information**



MLS® #	E4444927
Price	\$1,449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,576
Acres	1.06
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13 53223 Rge Road 264
Area	Rural Parkland County
Subdivision	Grandview Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3H5

### Amenities

Features	Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", Fire Pit, Hot Tub, Hot Water Tankless, No Smoking Home, R.V. Storage, Sprinkler System-Fire, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	20

### Interior

Interior Features	ensuite bathroom
Heating	Fan Coil, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Environmental Reserve, Fruit

Trees/Shrubs, Golf Nearby, Lake View, Landscaped, Private Setting,  
Treed Lot

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 28th, 2025

Days on Market 51

Zoning Zone 70

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