

Courtesy Of Dustin Csuhany Of Exp Realty

\$424,900 - 5 53504 Rge Road 14, Rural Parkland County

MLS® #E4451583

\$424,900

4 Bedroom, 2.50 Bathroom, 2,770 sqft
Rural on 1.50 Acres

Cherlyn Heights, Rural Parkland County, AB

So much ROOM for everyoneâ€™inside and out! This WARM and INVITING 1.5-STOREY home sits on a PRIVATE, MATURE-TREED lot and offers nearly 2800 SQFT of FINISHED SPACE with 4 BEDROOMS, 2.5 BATHS, and cozy spaces to gather or unwind. The kitchen is BRIGHT and FUNCTIONAL with SOLID PINE cabinetry, STAINLESS appliances, and 3 SKYLIGHTS that fill the space with NATURAL LIGHT. MAIN FLOOR LAUNDRY, MUDROOM, and a COVERED DECK perfect for MORNING COFFEE or late-night CHATS. The OWNERâ€™S RETREAT spans the entire top floorâ€™VAULTED CEILINGS, FIREPLACE, WALK-IN CLOSET, and PRIVATE BALCONY. The yard is QUIET, PRIVATE, and FULL OF TREESâ€™and with EASY ACCESS to HWY 16 and 16A, youâ€™re set up for a QUICK COMMUTE and CONVENIENT LIVING.

Built in 1978

Essential Information

MLS® #	E4451583
Price	\$424,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,770
Acres	1.50
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	5 53504 Rge Road 14
Area	Rural Parkland County
Subdivision	Cherlyn Heights
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0B5

Amenities

Features	Deck, Dog Run-Fenced In, Parking-Extra, R.V. Storage, Skylight, Vaulted Ceiling
----------	---

Interior

Interior Features	ensuite bathroom
Heating	Baseboard, Forced Air-1, Electric, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting, Recreation Use, Treed Lot
Construction	Wood
Foundation	Block, Piling

Additional Information

Date Listed	August 7th, 2025
Days on Market	10

Zoning

Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 17th, 2025 at 3:02am MDT