

# **\$1,149,000 - 15 53503 Rge Road 274, Rural Parkland County**

MLS® #E4433280

**\$1,149,000**

4 Bedroom, 3.00 Bathroom, 1,366 sqft

Rural on 3.22 Acres

Fernwood Estates (Parkland), Rural Parkland County, AB

Absolutely unique "multi family" acreage (3.22 acres) pride of ownership throughout & combined living space (home up/down & modular) approx 3565 sq ft. The bi-Level home has been completely renovated featuring 4 bedrooms (3 up & 1 down), primary bdrm 3pc ensuite, 2 full common baths, attached 2 car garage, legal 3 bedroom modular garden suite, 54'x32' shop (heat, insulated, toilet, h&c water, 100 AMP, 14' ceilings & 2x12' doors). Renovations include shingles, siding, windows, doors, flooring, paint, baseboards, casings, kitchen cabinets, counters, furnace, HWT, A/C, new well, new drain field, garden door access to large south facing deck with stairs to the hot tub & the list goes on. The garden suite (modular) new in 2020 has all permits satisfied with Parkland County & installed on driven steel piles features 3 bedrooms, 2 baths, spacious kitchen, dining & living area with sliding door access to the deck, septic is 2700 gallon pump out. Paved road & located minutes to Spruce Grove.

Built in 1989

## **Essential Information**

MLS® #

E4433280



Price	\$1,149,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,366
Acres	3.22
Year Built	1989
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	15 53503 Rge Road 274
Area	Rural Parkland County
Subdivision	Fernwood Estates (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3R9

### **Amenities**

Features	See Remarks
----------	-------------

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Landscaped, Rolling Land
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 29th, 2025

Days on Market 96

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 2nd, 2025 at 11:32pm MDT