

# **\$850,000 - 72 51404 Rge Road 264, Rural Parkland County**

MLS® #E4435365

**\$850,000**

3 Bedroom, 2.50 Bathroom, 3,313 sqft

Rural on 8.06 Acres

Woodland Park (Parkland), Rural Parkland County, AB

Welcome to your very own secluded country paradise on 8 acres! Enter through the paved driveway to a mid-century modern showstopper. Featuring dbl height floor to ceiling windows, offering breathtaking views, regardless of the season. This 3260 sq ft 3 bdrm, open plan hillside bungalow is backing onto environmental reserve, & a beautiful lake, you will LOVE the sounds of birds filling the air. Open concept living makes this a perfect home for entertaining, & those who love tons of natural sunlight. Open beam, vaulted cedar ceilings with impressive 14 ft dbl sided stone fireplace, an unforgettable statement piece. 400 sq ft plus of solarium offers endless possibilities. Lower level has 1300 sq ft of quad garage/utility/workshop space. Fully fenced with barn/chicken coop, large concrete pad, could have shop built on it. Roof re-done in 2020. Beautiful blend of updates while preserving original character. 15 Min to Edmonton/Spruce Grove/Devon. Septic tank/field, drilled well, additional bored well for farm



Built in 1974

## **Essential Information**

MLS® #	E4435365
Price	\$850,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,313
Acres	8.06
Year Built	1974
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	72 51404 Rge Road 264
Area	Rural Parkland County
Subdivision	Woodland Park (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1E5

### Amenities

Features	Detectors Smoke, No Smoking Home, Open Beam, Vaulted Ceiling, Wall Unit-Built-In, Workshop, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Environmental Reserve, Hillside, Lake View, Landscaped, Private Setting

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	3
Zoning	Zone 90

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