

# **\$995,000 - 23 53522 Rge Road 272, Rural Parkland County**

MLS® #E4439580

**\$995,000**

4 Bedroom, 3.50 Bathroom, 2,722 sqft

Rural on 2.00 Acres

Century Estates (Parkland), Rural Parkland County, AB

Welcome to #23, 53522 RR 272 in Century Estates—just 6 mins from Spruce Grove! This stunning 2,721 sqft 2-storey sits on 2 private, treed acres backing farmland. With 4 beds, 3.5 baths, and a fully finished 9' basement featuring a bar & 2nd living room, there's space for everyone. Enjoy the massive bonus room above the heated triple garage (25'x31'x11')! Granite countertops, hardwood/tile/carpet floors, upper floor laundry, gas fireplace, and A/C; all in a package that's efficiently laid out. All the bedrooms are spacious & the primary has a dual sink vanity & oversized tiled shower. The main floor is open with large windows & garden door to the South facing oversized deck. From the paved road turn into the asphalt driveway with powered gates leading to a turnaround & extra parking. The meticulously maintained yard is completely fenced with black chain link & includes a beautiful lawn with low-maintenance natural trees surrounding- total seclusion. The perfect acreage that you've been waiting for!

Built in 2006

## **Essential Information**



MLS® #	E4439580
Price	\$995,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,722
Acres	2.00
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	23 53522 Rge Road 272
Area	Rural Parkland County
Subdivision	Century Estates (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3N2

### Amenities

Features	Air Conditioner, Bar, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Fire Pit, Hot Tub, No Smoking Home, Parking-Extra, Natural Gas BBQ Hookup
Parking Spaces	10

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, No Through Road, Paved Lane, Private Setting, Schools,

	Shopping Nearby, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	18
Zoning	Zone 70

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