

# **\$675,000 - 22 53122 Rge Road 14, Rural Parkland County**

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MLS® #E4442547

**\$675,000**

4 Bedroom, 3.00 Bathroom, 1,548 sqft

Rural on 1.20 Acres

Hidden Valley Estates, Rural Parkland County,  
AB

Hidden Valley Gem on 1.2 Acres Welcomes You with Charming Lamp Posts & Mature Trees! Curb Appeal Galore, Hardie Board & Stone Exterior,& Beautiful Front Door in Glass & Iron. Fully Updated Walk-Out Bi-Level & Primary Bonus Rm above Garage. Live in A/C Comfort w/2,500 sq/ft of Living Space. Roomy Foyer in Slate Flooring. Kitchen Features Gorgeous Quartz Counters & Island w/Apron Sink, Black SS Appliances,& Pantry w/Glass Door. Fireplace in Living Rm Centers Built-in Shelving w/Glass Doors. Patio Doors to Deck w/Natural Gas off Dining Rm. There are Two Bedrooms & 4PC Bath on Main Level. Upper Level Primary w/Walk-in Closet, 4PC Ensuite, & Huge Windows. Walk-out Shows Massive Family Rm with Woodstove & Access to Concrete Patio in Backyard. Double Glass Doors to 4th Bedroom, Large 4PC Bath w/Linen Closet, Laundry Rm w/Sink & Cupboards, Utility Rm w/Storage,& Extra Storage. All Inside Door Handles & Bathroom Cabinet Knobs are Crystal. Double Garage Heated w/New Man door. Create Your Own Special Outdoor Space.

Built in 2006

## **Essential Information**



MLS® #	E4442547
Price	\$675,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,548
Acres	1.20
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	22 53122 Rge Road 14
Area	Rural Parkland County
Subdivision	Hidden Valley Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2T3

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Closet Organizers, Fire Pit, No Animal Home, Patio, Vaulted Ceiling, Walkout Basement, Natural Gas BBQ Hookup
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Environmental Reserve, Landscaped
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 15th, 2025  
Days on Market                1  
Zoning                              Zone 90

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