

Courtesy Of Heather McLellan Of Exp Realty

# **\$849,900 - 45 53522 Rge Road 272, Rural Parkland County**

MLS® #E4443311

**\$849,900**

4 Bedroom, 2.50 Bathroom, 2,553 sqft

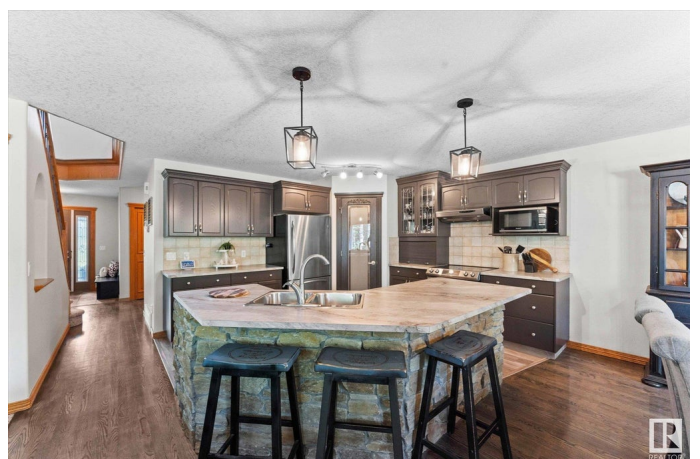
Rural on 2.22 Acres

Century Estates (Parkland), Rural Parkland County, AB

Welcome to your dream acreage in Century Estates! This stunning custom-built 2-storey home boasts 2,552 sq ft of luxurious living space, featuring 4 spacious bdrms upstairs—ideal for families. Located just 6 min north of Spruce Grove & a mere 15 min to West Edmonton, you'll enjoy the perfect blend of tranquility & convenience. Step inside to discover a massive primary complete w/cozy fireplace & huge ensuite, perfect for relaxation. The main flr offers a separate laundry rm, walk-through pantry, bright office space, & an extra sitting rm w/huge windows. Freshly painted throughout w/some upgraded flooring, this home is move-in ready! Stay comfortable yr-round with A/C, in-floor heat, & beautiful slate & hardwood finishes. Triple attached garage provides ample space for vehicles, while the outdoor area features a hot tub & huge deck, perfect for entertaining. Surrounded by a fully treed landscape, a retreat area in the trees is cleared for your enjoyment. This is the perfect acreage you've been waiting for!

Built in 2005

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4443311               |
| Price          | \$849,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,553                  |
| Acres          | 2.22                   |
| Year Built     | 2005                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 45 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, Closet Organizers, Deck, Fire Pit, Hot Tub |
|----------|-------------------------------------------------------------|

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes                                             |
| Stories           | 2                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Unfinished                                |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood                                                    |
| Exterior Features | Landscaped, No Through Road, Private Setting, Treed Lot |
| Construction      | Wood                                                    |
| Foundation        | Concrete Perimeter                                      |

**Additional Information**

Date Listed                June 19th, 2025  
Days on Market        63  
Zoning                    Zone 70

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Listing information last updated on August 21st, 2025 at 8:02am MDT