

\$785,000 - 8 53212 Rge Road 15, Rural Parkland County

MLS® #E4454913

\$785,000

6 Bedroom, 2.50 Bathroom, 1,259 sqft

Rural on 3.51 Acres

Eden Park Estates, Rural Parkland County, AB

Unique acreage built to entertain. Updated walk out Bi-Level has open kitchen, dining & living area with large island, butlers pantry, wood fireplace & custom hardwood floors. Master bedroom with 2pc ensuite, 2 additional bedrooms & full bath. 3 season sunroom off kitchen leads to upper deck. Lower level has new carpet throughout, family room (ready for direct vent fireplace), 3 bedrooms (not closets) & 3pc bath, laundry room, cold room & walkout onto concrete patio with built in wood storage & wired for hot tub. Large heated shop has 14' overhead door, mezzanine, 220v & Mancave at back with bar, gas fireplace, security system & back covered deck. Triple det. garage is heated and has single carport with 8' overhead door for storage & att. heated greenhouse with water. Added features: Drilled well + cistern, Cabin with power & wood stove, heated outhouse with heated seat, seacan party shack with roll up window by massive firepit, secured electric gate, galvanized fencing (incl. dog run) & much more!

Built in 1979

Essential Information

MLS® # E4454913

Price \$785,000

Bedrooms 6



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,259
Acres	3.51
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	8 53212 Rge Road 15
Area	Rural Parkland County
Subdivision	Eden Park Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0C3

Amenities

Features	Air Conditioner, Deck, Fire Pit, Greenhouse, Hot Water Natural Gas, Party Room, R.V. Storage, Secured Parking, Sunroom, Walkout Basement, Wet Bar, Workshop
Parking Spaces	10

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Schools, Treed Lot, Vegetable Garden
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed August 25th, 2025

Days on Market 9

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 September 3rd, 2025 at 6:02am MDT