

\$449,900 - 35 53417 Rge Road 14, Rural Parkland County

MLS® #E4465864

\$449,900

5 Bedroom, 2.50 Bathroom, 1,278 sqft

Rural on 1.57 Acres

Hycrest Place II, Rural Parkland County, AB

BEAUTIFUL PARK LIKE SETTING with 5 BEDROOM HOME on 1.57 ACRES backing onto reserve land minutes from Spruce Grove and Stony Plain. Many upgrades to the home including SHINGLES... FURNACE... HOT WATER TANK... AIR CONDITIONING... TRIPLE PANE GLASS in living room windows...PRESSURE TANK and GARAGE HEATER. PRICED \$75,000 UNDER ASSESSED VALUE!!! Bright and spacious floor plan with large living room, kitchen, 3 spacious bedrooms on the main floor and 4 piece bath. The basement is fully finished with gas fireplace in the family room, 2 additional bedrooms, cold room and plenty of storage. The heated 28' x 28' garage has tons of room for parking, 220V wiring and work benches. The yard is stunning with large garden area, gazebo, mature spruce trees, apple tree, lilacs and allows for plenty of privacy. Perfect starter acreage with LAWN TRACTOR and QUAD INCLUDED!!! Playground across the street and close to MUIR LAKE School and CHICKAKOO LAKE in paved subdivision of HYCREST PLACE II. A MUST SEE!!!

Built in 1994

Essential Information



MLS® #	E4465864
Price	\$449,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,278
Acres	1.57
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	35 53417 Rge Road 14
Area	Rural Parkland County
Subdivision	Hycrest Place II
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0B5

Amenities

Features	Air Conditioner, Deck, Gazebo, No Animal Home, No Smoking Home
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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, Environmental Reserve, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Schools, Treed Lot, Vegetable Garden

Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 15th, 2025
Days on Market	1
Zoning	Zone 70

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Listing information last updated on November 15th, 2025 at 8:47pm MST