

\$1,250,000 - 15 53503 Rge Road 274, Rural Parkland County

MLS® #E4433280

\$1,250,000

7 Bedroom, 5.00 Bathroom, 1,366 sqft

Rural on 3.22 Acres

Fernwood Estates (Parkland), Rural Parkland County, AB

Absolutely unique "multi family" acreage (3.22 acres) pride of ownership throughout & combined living space (home up/down & modular) approx 3565 sq ft. The bi-Level home has been completely renovated featuring 4 bedrooms (3 up & 1 down), primary bdrm 3pc ensuite, 2 full common baths, attached 2 car garage plus legal 3 bedroom modular garden suite, 54'x32' shop (heat, insulated, toilet, h&c water, 100 AMP, 14' ceilings & 2x12' doors). Renovations include shingles, siding, windows, doors, flooring, paint, baseboards, casings, kitchen cabinets, counters, furnace, HWT, A/C, new well, new drain field, garden door access to large south facing deck with stairs to the hot tub & the list goes on. The garden suite (modular) new in 2020 has all permits satisfied with Parkland County & installed on driven steel piles features 3 bedrooms, 2 baths, spacious kitchen, dining & living area with sliding door access to the deck, septic is 2700 gallon pump out. Paved road & located minutes to Spruce Grove.

Built in 1989

Essential Information

MLS® # E4433280



Price	\$1,250,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	1,366
Acres	3.22
Year Built	1989
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	15 53503 Rge Road 274
Area	Rural Parkland County
Subdivision	Fernwood Estates (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3R9

Amenities

Features	See Remarks
----------	-------------

Interior

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

Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped, Rolling Land
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed April 29th, 2025

Days on Market 20

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 May 19th, 2025 at 6:32am MDT