

Courtesy Of Patrick D Fields and Lori A Cowie Of Real Broker

# \$599,900 - 18 53226 Rge Road 261, Rural Parkland County

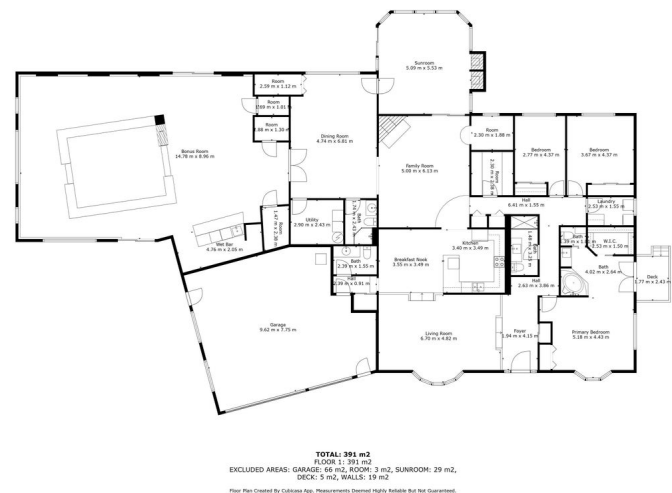
MLS® #E4438287

**\$599,900**

3 Bedroom, 3.50 Bathroom, 4,359 sqft  
Rural on 1.20 Acres

Helenslea Estates, Rural Parkland County, AB

ENJOY acreage life right on the edge of Edmonton! This incredible home sits on 1.2 acres of truly incredible space for the family! This basement-less bungalow has over 4500 sq ft of living/playing space inside with 3 bedrooms, 4 bathrooms, ample kitchen/dining space, 2 fireplaces, formal living room, family room, games room, a HUGE rec room, an attached two season sun room with BBQ, a triple attached HEATED garage and a single oversized detached garage! There are 2 storage shed, deck space, poured concrete sitting area, concrete driveway, and soooo much more! MUST BE SEEN TO TRULY APPRECIATE THIS AMAZING HOME!



Built in 1975

## Essential Information

MLS® #	E4438287
Price	\$599,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,359
Acres	1.20
Year Built	1975



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	18 53226 Rge Road 261
Area	Rural Parkland County
Subdivision	Helenslea Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1A3

### Amenities

Features	Deck, See Remarks
Parking Spaces	8

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	1
Zoning	Zone 70

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Listing information last updated on May 24th, 2025 at 8:17am MDT