

# **\$1,475,000 - 5 51028 Rge Rd 261, Rural Parkland County**

MLS® #E4454087

**\$1,475,000**

4 Bedroom, 2.50 Bathroom, 2,518 sqft

Rural on 2.99 Acres

River View Acres, Rural Parkland County, AB

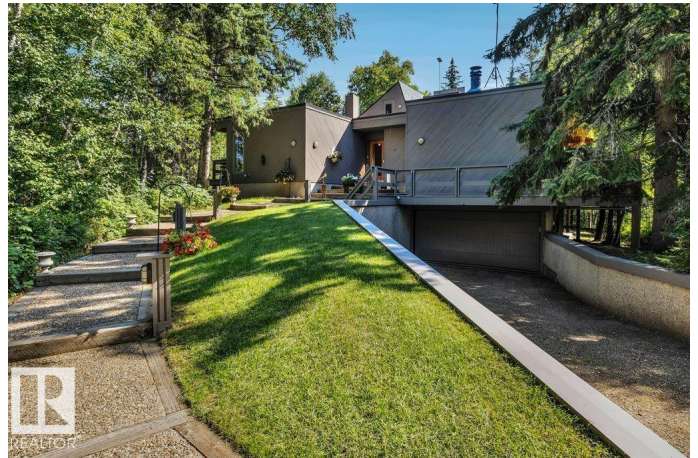
Begin your day & Finish your day with Solace. Find this less than 10 mins from city limits, the N Sask River and Devon. Words really donâ€™t do this home or property justice. You must come see for yourself if you are a serious buyer! Tucked privately away, youâ€™ll believe you are in a different part of the world. Walk into warmth where living, kitchen & dining meet with outdoor deck spaces. 2 bedrooms on the mn flr; primary w/ spa-like ensuite. Pass by office spaces to a loft w/ study & another bed. Downstairs: access to garage, laundry, work room, bedroom w/3 pc ens, sauna, exercise retreat & yes, a squash court/gym. Get creative & rear entry mudroom could even allow for separate suite access. With delineated spaces, everything remains spacious & airy, w/ many access points to the outdoors where you find both obvious and hidden trails. If a shop isnâ€™t enough, find badminton, chess, bocce, tobogganing, hiking, nature and fun. Home, shop & land all â€˜speakâ€™ architecture â€™ & there is something for everyone!

Built in 1977

## **Essential Information**

MLS® # E4454087

Price \$1,475,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,518                  |
| Acres          | 2.99                   |
| Year Built     | 1977                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5 51028 Rge Rd 261    |
| Area        | Rural Parkland County |
| Subdivision | River View Acres      |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 1B9               |

### Amenities

|          |                                                                                                                                                                                                                                                                                               |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Barbecue-Built-In, Deck, Exercise Room, Fire Pit, Front Porch, Hot Tub, No Smoking Home, R.V. Storage, Recreation Room/Centre, Sauna; Swirlpool; Steam, Skylight, Walkout Basement, Workshop, See Remarks, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, Solar Equipment |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                 |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Hillside, Landscaped, Low Maintenance Landscape, Picnic Area, Private Setting, Sloping Lot, |

|              |                                          |
|--------------|------------------------------------------|
|              | Treed Lot, Vegetable Garden, See Remarks |
| Construction | Wood                                     |
| Foundation   | Concrete Perimeter                       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 88                |
| Zoning         | Zone 90           |

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 November 17th, 2025 at 7:03pm MST