

\$899,900 - 9 53522 Rge Road 272, Rural Parkland County

MLS® #E4458342

\$899,900

4 Bedroom, 3.00 Bathroom, 1,866 sqft

Rural on 1.00 Acres

Century Gates, Rural Parkland County, AB

Stunning Luxury Half-Duplex Bungalow in Gated Community! This unit offers the **LARGEST** floorplan with just under 1900sqft above grade. Just 5 minutes from Spruce Grove, this executive home offers the perfect blend of privacy, convenience, and upscale living. Backing onto a serene pond with pathways exclusive to the community, youâ€™ll enjoy peaceful views right from your backyard. The main floor boasts 10 ft ceilings, **BRAND NEW VINYL PLANK FLOORING**, a bright living room with fireplace, and a gourmet kitchen featuring a large island and separate dining areaâ€”ideal for entertaining. Two massive bedrooms, two full bathrooms and a large den that can be used for office space, complete the main floor. The fully finished basement offers even more living space with two additional bedrooms, a full bathroom, a recreation area, and another cozy fireplace. Step outside to a beautifully landscaped yard with a deck that overlooks a tranquil treed backdrop. **NEW FURNACE, A/C, SHED IN THE BACK**, and so much more!!

Built in 2012

Essential Information

MLS® #

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Price	\$899,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,866
Acres	1.00
Year Built	2012
Type	Rural
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	9 53522 Rge Road 272
Area	Rural Parkland County
Subdivision	Century Gates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3M5

Amenities

Features	Ceiling 10 ft., Deck, See Remarks
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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, Fenced, Landscaped, Park/Reserve, Shopping Nearby, Stream/Pond
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 18th, 2025
Days on Market	52
Zoning	Zone 70
Condo Fee	\$662

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