

# \$1,700,000 - 53313 Rge Road 30, Rural Parkland County

MLS® #E4460770

**\$1,700,000**

7 Bedroom, 3.00 Bathroom, 3,474 sqft

Rural on 66.47 Acres

None, Rural Parkland County, AB

Discover 67 acres of rolling hills, open fields, wetlands, trails, and fruit trees including saskatoons, hazelnuts, raspberries, and red currants. A 1/4 mile gravel driveway leads to a gated compound with automated wrought-iron gates. Built with advanced standards, the home features 65+ screw piles, 36" foundation, Genics-treated lumber, triple-pane low-E windows, R28 walls, R60+ attic, and a state-of-the-art septic system. The quad attached garage includes a dog wash, while the 44'™x70'™ shop offers 15'™ ceilings, ICF grade beam on piles, 12"• slab, full kitchen, bath, 280 ft well, radiant and forced air heat, air lines, and industrial filtration. Inside, enjoy in-floor heating, LED lighting, high-efficiency fireplaces, and premium finishes throughout. A rare opportunity to own a secure, private estate with unmatched craftsmanship and modern comfort.

Built in 2020

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4460770    |
| Price      | \$1,700,000 |
| Bedrooms   | 7           |
| Bathrooms  | 3.00        |
| Full Baths | 3           |



|                |                        |
|----------------|------------------------|
| Square Footage | 3,474                  |
| Acres          | 66.47                  |
| Year Built     | 2020                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 53313 Rge Road 30     |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 0E2               |

### Amenities

|          |                                                                                                                                                                                                                                                                         |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Deck, Dog Run-Fenced In, Insulation-Upgraded, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Wet Bar, Workshop, Exterior Walls 2"x8", HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Low Maintenance Landscape, Private Setting, Recreation Use, Rolling Land, Stream/Pond, Treed Lot, See Remarks |
| Construction      | Wood                                                                                                                                 |
| Foundation        | Insulated Concrete Form                                                                                                              |

### Additional Information

Date Listed            October 3rd, 2025

Days on Market      26

Zoning                Zone 70

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Listing information last updated on October 29th, 2025 at 4:47am MDT