

# **\$1,300,000 - 51206a Rge Road 12, Rural Parkland County**

MLS® #E4425564

**\$1,300,000**

4 Bedroom, 3.50 Bathroom, 2,034 sqft

Rural on 10.01 Acres

None, Rural Parkland County, AB

Executive bungalow with attached double garage (26x26, heated, 220V, water) & shop (60Wx45L, triple 16Wx14H doors, heated, 220V, water) on 10.01 acres OUT OF SUBDIVISION, 10 mins southwest of Stony Plain. This beautiful 2,035 sq ft (+ full basement) home features vaulted ceilings and plenty of natural light throughout the gorgeous open floor plan. On the main: spacious entry, laundry room w/ sink, 2-pc powder room, front office, living room w/ gas fireplace, dining area w/ deck access and gourmet kitchen w/ granite counters, eat-up island & large walk-through pantry. Finishing off the main are 2 bedrooms, each with its own full ensuite, including the owner's suite w/ luxurious 5-pc (corner soaker) & walk-in closet. Finished basement with 2 additional bedrooms, 4-pc bathroom, storage and huge family/rec room w/ wood stove. Outside: covered deck & porch, chain link fenced 3 acres of yard & 7 acres of barbwire fenced pasture. Located only 20 mins west of Edmonton with easy access to Highway 627.

Built in 2011

## **Essential Information**

MLS® #

E4425564



|                |                        |
|----------------|------------------------|
| Price          | \$1,300,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,034                  |
| Acres          | 10.01                  |
| Year Built     | 2011                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 51206a Rge Road 12    |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2B5               |

### Amenities

|                |   |
|----------------|---|
| Features       | Ceiling 9 ft., Deck, Dog Run-Fenced In, Front Porch, No Animal Home, No Smoking Home, R.V. Storage, Vaulted Ceiling |
| Parking Spaces | 10  |

### 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 | Fenced, Golf Nearby, Paved Lane, Private Setting, Schools, Shopping Nearby, Treed Lot |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 48               |
| Zoning         | Zone 90          |

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Listing information last updated on April 30th, 2025 at 8:17pm MDT