

\$1,325,000 - 107 53226 Rge Road 261, Rural Parkland County

MLS® #E4447278

\$1,325,000

4 Bedroom, 3.50 Bathroom, 2,454 sqft

Rural on 0.56 Acres

Helenslea Heath, Rural Parkland County, AB

This stunning home offers loads of space and a fantastic lifestyle. Acreage style living but with convenient municipal services, just minutes from Edmonton & St. Albert. The private, park like back yard is surrounded by a new fence & mature trees, offering a custom deck with cedar pergola, an epic kids play-house, a beautiful fire-pit area, multiple storage sheds, plus the hot-tub & pool (each with custom decks & cedar framing) are negotiable. Front drive access to a HUGE stamped concrete driveway plus a paved parking pad & 2 HUGE garages with epoxy floors. The house has been immaculately renovated, including a custom kitchen, high end flooring, custom ensuite bathroom, new laundry/mud room, newer stucco & windows, custom decks, and excellent landscaping. There is a flex space/office/studio above the 2nd garage with its own balcony overlooking the back yard. Mini Theatre room downstairs, and enough parking for all the family's toys. Excellent property for a family or those that love to host.

Built in 1994

Essential Information

MLS® #

E4447278



Price	\$1,325,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,454
Acres	0.56
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	107 53226 Rge Road 261
Area	Rural Parkland County
Subdivision	Helenslea Heath
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1A3

Amenities

Features	Air Conditioner, Closet Organizers, Deck, Fire Pit, Hot Tub, Parking-Extra, Pool-Outdoor, See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Environmental Reserve, Fenced, Landscaped, No Back Lane, Playground Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed July 11th, 2025
Days on Market 33
Zoning Zone 70

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