

# **\$625,000 - 3 53111 Rge Road 30, Rural Parkland County**

MLS® #E4450423

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,213 sqft

Rural on 3.09 Acres

Spruce Ridge Properties, Rural Parkland County, AB

Experience refined country living in this beautifully appointed 1,200 sq ft walkout bungalow on 3 private, fenced acres. Designed for comfort and function, the open-concept layout features 3 bedrooms, a fully finished walkout basement with summer kitchen possibilities, and one lower-level bedroom and 4pc bathroom. The home is wired for a home theatre, boasts a natural gas range, BBQ gas line, and a brand-new deck for amazing views with elevated outdoor living. The oversized triple garage includes a dedicated electrical panel. Enjoy peace of mind with a 4,200-gallon cistern and new hot water tank. Minutes from Cougar Creek Golf Course, Westhill Equestrian Centre, Wabamun, Alberta Beach, and Stony Plain—this is a rare blend of luxury and lifestyle. Enjoy peace and tranquility with all that nature has to offer, a true must see to be appreciated.

Built in 2006

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4450423  |
| Price     | \$625,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,213                  |
| Acres          | 3.09                   |
| Year Built     | 2006                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3 53111 Rge Road 30     |
| Area        | Rural Parkland County   |
| Subdivision | Spruce Ridge Properties |
| City        | Rural Parkland County   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7Y 2M8                 |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Features       | Deck, Walkout Basement, Wet Bar |
| Parking Spaces | 6                               |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Schools |
| Construction      | Wood                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 16              |

## Zoning

## Zone 90

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Listing information last updated on August 15th, 2025 at 9:03am MDT