# \$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.

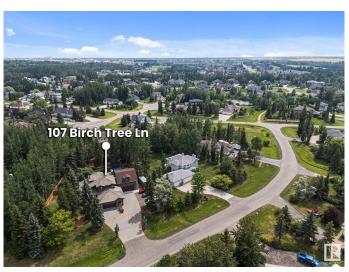
Built in 1994

### **Essential Information**

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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

### 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 56

Zoning Zone 70

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