

# \$889,000 - 53215a Rge Road 13, Rural Parkland County

MLS® #E4456571

**\$889,000**

6 Bedroom, 2.50 Bathroom, 3,158 sqft

Rural on 6.46 Acres

None, Rural Parkland County, AB

Built in 2015, this spacious home offers 3,157 sq ft, plus a walkout basement, set on 6.46 acres outside of a subdivision, with a private, treed yard for peace and seclusion. The main floor begins with a large entryway leading to a living room with a potential fireplace, a formal dining area overlooking the yard, and a chef's kitchen with solid wood, soft-close cabinetry, and granite countertops. A second living room with floor-to-ceiling windows floods the home with natural light, while an oak railing staircase leads to an upper walkway overlooking the living room below. Bathrooms are finished with granite, complementing the quality throughout. The oversized garage measures 28'11" x 41'3". Mechanical highlights include dual furnaces, two A/C units, HRV for fresh airflow, in-floor heating in both basement and garage, plus a hot water tank and on-demand system for endless supply. With thoughtful updates, this property offers tremendous potential to become your family's long-term dream home.

Built in 2015

## Essential Information

MLS® # E4456571

Price \$889,000

Bedrooms 6



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,158
Acres	6.46
Year Built	2015
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	53215a Rge Road 13
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0C1

### Amenities

Features	Air Conditioner, Deck, Walkout Basement
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 6th, 2025
Days on Market	2

## Zoning

## Zone 70

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Listing information last updated on September 8th, 2025 at 10:32am MDT