

## \$750,000 - 23-51514 Rge Rd 261, Rural Parkland County

MLS® #E4463276

**\$750,000**

4 Bedroom, 3.00 Bathroom, 1,683 sqft

Rural on 2.99 Acres

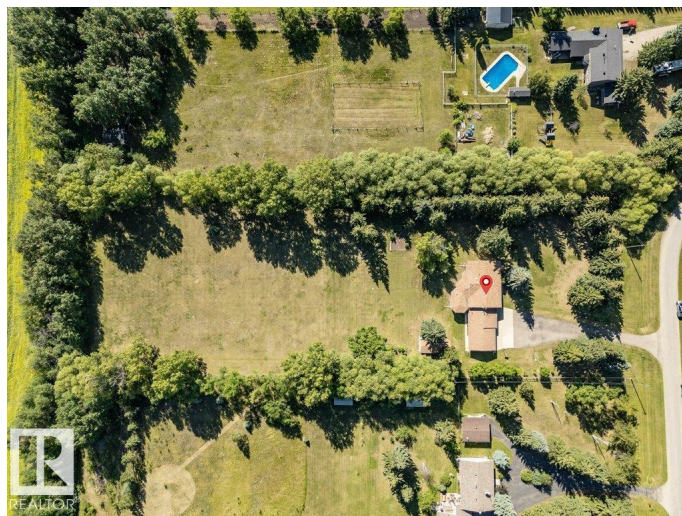
Fleming Park, Rural Parkland County, AB

Just minutes from Edmonton, this beautifully kept Bi-level sits on 2.99 acres with paved access right to the door. The 1,683 sq ft main floor features a spacious living/dining area. A bright & spacious kitchen has island w/ hidden compartment & full stand-up fridge and freezer. In addition, the sunny eating area has access to the multi-use sunroom. Along with the 4-pc main bath, there are two bedrooms up, including a primary with 4-pc ensuite and large walk-in closet w/ dresser. The fully finished basement offers amazing flexibility with a second kitchen, recreation room, two more bedrooms, 4-pc bath, flex room, wine/cold room, and generous storage. Perfect for hobbyists, there is a large garden/storage shed, 4 car oversize garage, and loads of space to create. Mature trees line the lawn, an abundance of berries, with peaceful farmland at the rear. A rare mix of space, comfort, and convenience. See Info Pack available.

Built in 1975

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463276  |
| Price      | \$750,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,683                  |
| Acres          | 2.99                   |
| Year Built     | 1975                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 23-51514 Rge Rd 261   |
| Area        | Rural Parkland County |
| Subdivision | Fleming Park          |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 1B3               |

### Amenities

|          |                                                                                                                              |
|----------|------------------------------------------------------------------------------------------------------------------------------|
| Features | Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage, Sunroom, Workshop, See Remarks, Natural Gas BBQ Hookup |
|----------|------------------------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                     |
| Exterior Features | Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Treed Lot, Vegetable Garden, See Remarks, Partially Fenced |
| Construction      | Wood                                                                                                                     |
| Foundation        | Concrete Perimeter, Preserved Wood                                                                                       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 90            |

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Listing information last updated on October 26th, 2025 at 1:02am MDT