

# **\$1,349,900 - 52108 Rge Road 15, Rural Parkland County**

MLS® #E4421821

**\$1,349,900**

6 Bedroom, 4.50 Bathroom, 1,765 sqft

Rural on 79.48 Acres

None, Rural Parkland County, AB

79.48 acres with 2 Residences and minutes SW of Stony Plain! Main property is a 1700+ sq.ft. Walkout Bungalow was fully renovated from ground up in 2015. Open floor plan and vaulted cedar ceiling with Douglas fir beams. Kitchen with huge cooktop island, granite counters, Brazilian slate floors, double wall ovens, pantry wall and high end appliances. Bright, open dining & living area with hardwood floors. 3 bedrooms up 6pc main bath with cheater door to master & 1/2 bath off entry. Walkout level has 3 additional bedrooms (1 with 3pc ensuite), family room, 5pc bath & large laundry room with sink. Stamped concrete floors down with in-floor multizone heating. Second residence renovated in 2022 and is 700 sq.ft. with 2 bedrooms & full bath great for added revenue or multi-generational living. 45'x60' shop completed in 2018 is heated & has (3) 14' doors, 220v & mezzanine. Large hay barn/pole shed, multiple outbuildings for livestock & (2) waterers. Beautiful rolling land boarded by trees for privacy.

Built in 1968

## **Essential Information**

MLS® # E4421821

Price \$1,349,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 1,765                  |
| Acres          | 79.48                  |
| Year Built     | 1968                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 52108 Rge Road 15     |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2E7               |

### Amenities

|                |  |
|----------------|--|
| Features       | Deck, Dog Run-Fenced In, Fire Pit, Front Porch, Hot Water Natural Gas, Open Beam, Smart/Program. Thermostat, R.V. Storage, Vaulted Ceiling, Walkout Basement, Workshop |
| Parking Spaces | 6  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                                  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Fenced, Hillside, Private Setting, Rolling Land, See Remarks |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed                February 14th, 2025  
Days on Market        94  
Zoning                    Zone 90

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