

Courtesy Of Mani Bagga Of Royal Lepage Magna

# **\$1,248,800 - 74 53302 261 Range Road, Rural Parkland County**

MLS® #E4442836

**\$1,248,800**

5 Bedroom, 3.50 Bathroom, 3,477 sqft

Rural on 0.60 Acres

Lakeshore Estates, Rural Parkland County, AB

Welcome to Lakeshore Estates! This stunning Luxury Country Residential Estate is all elegance meets tranquility. Nestled amidst mature trees w/ breathtaking LAKE VIEWS & SKYLINE VISTAS, this expansive home offers over 5,100 sqft of total living space! The foyer leads you to a bright & spacious living area w/ floor to ceiling picture windows, a marble surround fireplace & 20 ft ceilings! The FORMAL DINING ROOM & FAMILY ROOM exudes timeless elegance, anchored by its striking arch ways for architectural grandeur & sophistication. The gourmet kitchen is a chef's dream, featuring premium appliances, a WALK-IN PANTRY, BREAKFAST NOOK, QUARTZ COUNTERTOPS & CUSTOM BACKSPLASH!. A main floor laundry room & powder room complete this level. The split stairway leads you to Upstairs, you'll find 4 large bedrooms w/ the primary suite complete w/ a luxurious 5-piece ensuite bath! Step outside to your private, fully fenced backyard- a true haven surrounded by towering trees. And featuring A TRIPLE GARAGE W/ RV PARKING!

Built in 2002

## **Essential Information**



MLS® #	E4442836
Price	\$1,248,800
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,477
Acres	0.60
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	74 53302 261 Range Road
Area	Rural Parkland County
Subdivision	Lakeshore Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1A7

### Amenities

Features	Air Conditioner, Bar, Closet Organizers, Deck, Detectors Smoke, Exercise Room, Fire Pit, Gazebo, Hot Tub, Hot Water Natural Gas, Patio, Smart/Program. Thermostat, R.V. Storage, Sprinkler System-Fire, Sprinkler Sys-Underground, Wet Bar
Parking Spaces	8

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Fenced, Lake View, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Ravine View
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 17th, 2025
Days on Market	26
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 13th, 2025 at 7:17pm MDT