# \$1,187,500 - 15 53503 Rge Road 274, Rural Parkland County

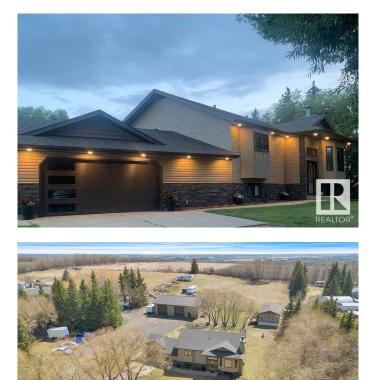
MLS® #E4433280

#### \$1,187,500

4 Bedroom, 3.00 Bathroom, 1,366 sqft Rural on 3.22 Acres

Fernwood Estates (Parkland), Rural Parkland County, AB

Absolutely unique "multi family" acreage (3.22 acres) pride of ownership throughout & combined living space (home up/down & modular) approx 3565 sq ft. The bi-Level home has been completely renovated featuring 4 bedrooms (3 up & 1 down), primary bdrm 3pc ensuite, 2 full common baths, attached 2 car garage, legal 3 bedroom modular garden suite, 54'x32' shop (heat, insulated, toilet, h&c water, 100 AMP, 14' ceilings & 2x12' doors). Renovations include shingles, siding, windows, doors, flooring, paint, baseboards, casings, kitchen cabinets, counters, furnace, HWT, A/C, new well, new drain field, garden door access to large south facing deck with stairs to the hot tub & the list goes on. The garden suite (modular) new in 2020 has all permits satisfied with Parkland County & installed on driven steel piles features 3 bedrooms, 2 baths, spacious kitchen, dining & living area with sliding door access to the deck, septic is 2700 gallon pump out. Paved road & located minutes to Spruce Grove.





Built in 1989

#### **Essential Information**

MLS® #

E4433280

| Price          | \$1,187,500            |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,366                  |
| Acres          | 3.22                   |
| Year Built     | 1989                   |
| Туре           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

# **Community Information**

| Address     | 15 53503 Rge Road 274       |
|-------------|-----------------------------|
| Area        | Rural Parkland County       |
| Subdivision | Fernwood Estates (Parkland) |
| City        | Rural Parkland County       |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T7X 3R9                     |
|             |                             |

#### Amenities

| See Remarks |
|-------------|
|             |

#### Interior

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

### Exterior

| Exterior          | Wood                             |
|-------------------|----------------------------------|
| Exterior Features | Fenced, Landscaped, Rolling Land |
| Construction      | Wood                             |
| Foundation        | Concrete Perimeter               |

## **Additional Information**

Date Listed April 29th, 2025

Days on Market 63

Zoning Zone 70

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Listing information last updated on July 1st, 2025 at 1:32am MDT