

# **\$1,575,000 - 14 53217 Range Road 263, Rural Parkland County**

MLS® #E4442052

**\$1,575,000**

5 Bedroom, 4.50 Bathroom, 4,741 sqft

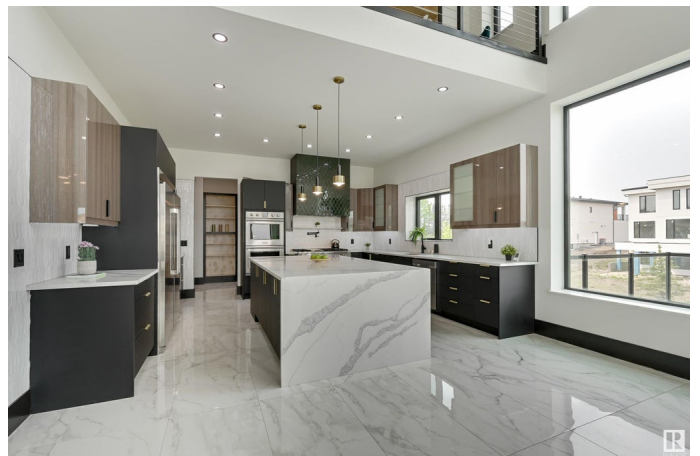
Rural on 0.49 Acres

Lake Ridge Estates, Rural Parkland County, AB

LakeRidge Estate awaits! This meticulously designed, custom built 5 bed + 5 bath home stuns with 10ft ceilings, 8ft doors, quartz window sills, trimless doors + windows + motion lighting in key areas. Your chef's kitchen offers a pot filler, waterline to the coffee station, two dishwashers, + a butler's pantry with a sink. Entertain guests in your lavish living room or in your sizeable dining room. Soak in the beauty of your upstairs primary bedroom + the privacy of your ensuite, featuring dual sinks, an extra large soaker tub, curbless shower, + drawers with plug-ins. The main floor bedroom with an ensuite is ideal for your teen. Enjoy the summertime on your spacious Duradek patio, fit with dual gas BBQ hookups + 12-zone irrigation. Your oversized triple garage includes 12ft doors, 14ft ceilings, a full-depth bay for RV or boat storage, as well as a 5,000lb lift-rated beam. With laundry on both floors + advanced soundproofing, this luxe home blends innovation and elevated living - it is not to be missed!

Built in 2021

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4442052               |
| Price          | \$1,575,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 4,741                  |
| Acres          | 0.49                   |
| Year Built     | 2021                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 14 53217 Range Road 263 |
| Area        | Rural Parkland County   |
| Subdivision | Lake Ridge Estates      |
| City        | Rural Parkland County   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7X 3G2                 |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features       | Off Street Parking, Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Instant, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, R.V. Storage, Sprinkler Sys-Underground, Vinyl Windows, Walkout Basement, See Remarks, Exterior Walls 2"x8", HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 9                                                                                                                                                                                                                                                                                                                                                    |

### Interior

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | ensuite bathroom                             |
| Heating           | Hot Water, In Floor Heat System, Natural Gas |
| Stories           | 2                                            |
| Has Basement      | Yes                                          |
| Basement          | Full, Unfinished                             |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | ICFs (Insulated Concrete Forms) |
| Exterior Features | See Remarks                     |
| Construction      | ICFs (Insulated Concrete Forms) |
| Foundation        | Insulated Concrete Form         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 83              |
| Zoning         | Zone 70         |

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Listing information last updated on September 3rd, 2025 at 9:17am MDT