

# **\$1,130,000 - 24 51514 Rge Road 261, Rural Parkland County**

MLS® #E4458642

**\$1,130,000**

5 Bedroom, 3.00 Bathroom, 1,967 sqft

Rural on 3.24 Acres

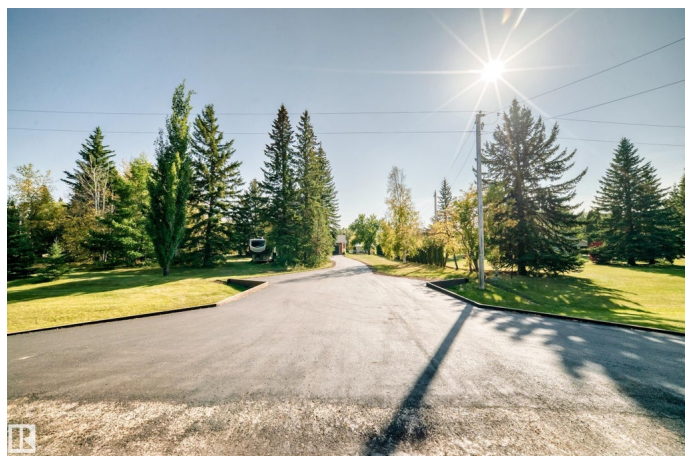
Fleming Park, Rural Parkland County, AB

Impeccable 2 storey, 5 bedroom executive country residential property. Nestled in a private subdivision (Fleming Park), this 3.24 acre parcel features luxury living at it's finest. Just 3 minutes from southwest Edmonton, it features a brand new paved driveway, heated garage with new doors and openers, all new windows including triple pane on main and upper level, newer hi eff furnaces with central air on both, steam humidifier, newer kitchen & bathrooms, new/newer paint, 50 yr SBS shingles, 125 amp electrical, new engineered siding (never needs stain), pex water lines, reverse osmosis with remineralization, water softener, 40x20 inground pool c/w winter cover, 2 acres of pasture for horses, dog run, outdoor area with quartz heaters, smart tv, 36"Bbq. This beautiful property is great for year round entertaining, outside or inside. Also set up for Equestrian use, tack room, riding area, indoor & outdoor stalls, water & feed. It's simply beautiful!

Built in 1976

## **Essential Information**

MLS® #	E4458642
Price	\$1,130,000
Bedrooms	5



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,967
Acres	3.24
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	24 51514 Rge Road 261
Area	Rural Parkland County
Subdivision	Fleming Park
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1B3

### Amenities

Features	Air Conditioner, Barbecue-Built-In, Deck, Dog Run-Fenced In, Gazebo, No Smoking Home, Pool-Outdoor
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	Airport Nearby, Fenced, Fruit Trees/Shrubs, Landscaped, Private Setting, Schools, Shopping Nearby, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed               September 19th, 2025  
Days on Market       6  
Zoning                    Zone 90

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