

Courtesy Of Carolyn A Amos Of Logic Realty

# \$725,000 - 20 53220 Rge Road 21, Rural Parkland County

MLS® #E4428932

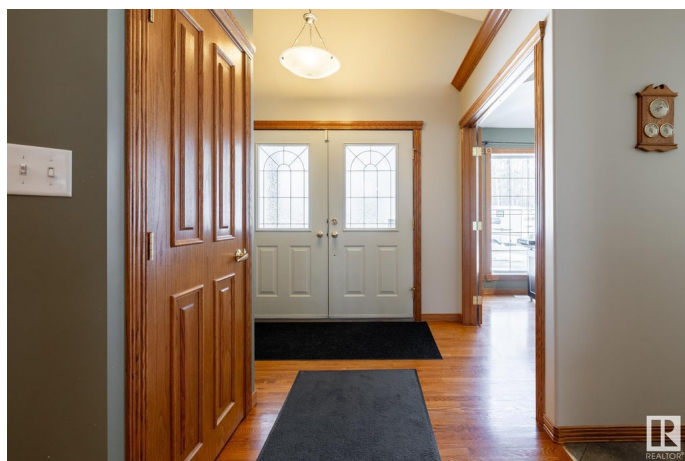
**\$725,000**

4 Bedroom, 3.00 Bathroom, 1,704 sqft

Rural on 3.53 Acres

Spruce Valley Estates, Rural Parkland County, AB

This one of those homes where the light and the surroundings make you feel instantly at ease. It's warm and welcoming with vaulted ceilings, shining hardwood floors and windows letting in light from every room. There are 2 bedrooms on the main floor including a primary with a 4pc ensuite another 4pc main bath, laundry room and office/flex room. The kitchen/dining areas are open to the living room complete with a gas fireplace all overlooking trees as far as the eye can see. A wrap around deck off the dining area is arguably the best part. Downstairs you'll find 2 additional bdrms, a 4pc bath, huge family room with 9 foot ceiling, large windows and patio doors to outside. Added bonus are newer shingles, vacuum system, fridge, recently maintained sump. There's also a triple garage, fire pit area, shed and a sea can for whatever you decide. This home is absolutely move in ready. It's also on a bus route so roads are plowed and maintained. Only 10-15 minutes to town. This is your perfect sanctuary



Built in 2001

## Essential Information

MLS® #

E4428932

Price	\$725,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,704
Acres	3.53
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	20 53220 Rge Road 21
Area	Rural Parkland County
Subdivision	Spruce Valley Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0H 0H0

### **Amenities**

Features	Deck, Front Porch, Vaulted Ceiling, 9 ft. Basement Ceiling
----------	--

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Private Setting, Ravine View, Schools, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 5

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 April 8th, 2025 at 2:32am MDT