

# **\$1,700,000 - 14 53217 Range Road 263, Rural Parkland County**

MLS® #E4442052

**\$1,700,000**

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	\$1,700,000
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	18
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 June 30th, 2025 at 2:47am MDT