

# **\$1,100,000 - 61 53217 Rge Road 263, Rural Parkland County**

MLS® #E4446742

**\$1,100,000**

4 Bedroom, 3.00 Bathroom, 2,330 sqft

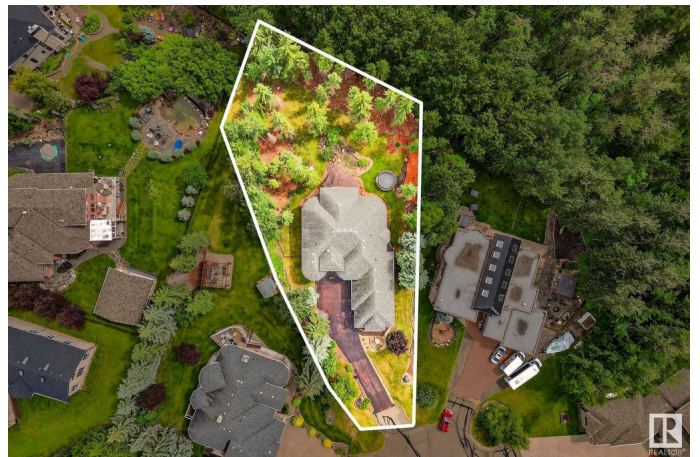
Rural on 0.60 Acres

Lake Ridge Estates, Rural Parkland County, AB

Tucked into the quiet community of Lake Ridge Estates, this elegant custom bungalow offers over 4400 Sq. Ft. of living space, backing onto Lois Hole Centennial Park with unmatched privacy and peaceful natural views. A welcoming layout features soaring ceilings, expansive windows, and an open-concept kitchen with granite counters, built-in wall oven and stainless appliances. The spacious primary suite offers deck access, a large walk-in closet, and a serene ensuite. A front den, located beside a full bath, provides the perfect option for guests or a 5th bedroom. The walkout basement is made for entertaining, complete with a rec room, pool table, fireplace, wet bar, theatre room, 3 additional bedrooms, and a full bath. The beautifully landscaped yard includes a koi pond and a covered deck ideal for quiet mornings or evening gatherings. Additional features include a triple heated garage, in-floor heat in basement and garage, a new furnace, newer AC, and Starlink high-speed internet equipment.

Built in 2008

## **Essential Information**



MLS® #	E4446742
Price	\$1,100,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,330
Acres	0.60
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	61 53217 Rge Road 263
Area	Rural Parkland County
Subdivision	Lake Ridge Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3G2

### Amenities

Features	Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, Hot Water Tankless, No Smoking Home, Patio, Sprinkler System-Fire, Walkout Basement, Wet Bar
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Stream/Pond, Treed

	Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 9th, 2025
Days on Market	6
Zoning	Zone 70

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Listing information last updated on July 15th, 2025 at 1:17pm MDT