

Courtesy Of Dave J Ryan and John T Ryan Of RE/MAX Real Estate

# \$1,499,000 - 32 53030 Rge Road 20, Rural Parkland County

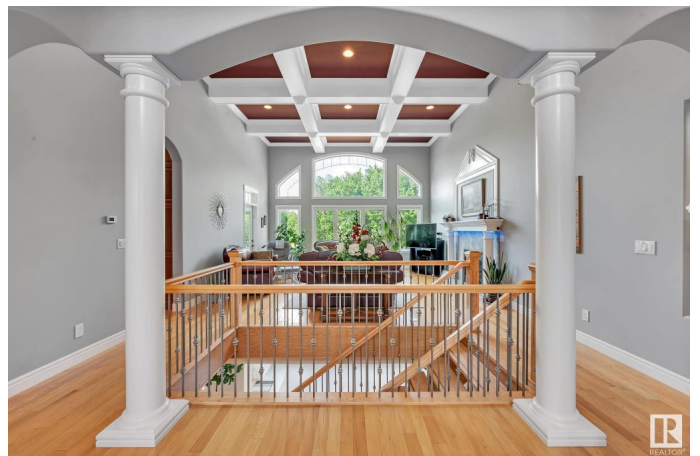
MLS® #E4417358

**\$1,499,000**

4 Bedroom, 4.50 Bathroom, 3,832 sqft  
Rural on 3.98 Acres

Bell Acres, Rural Parkland County, AB

UNMATCHED VALUE in this picturesque location just west of Stony Plain. This 2011 built bungalow features OVER 6700 developed sq ft on almost 4 acres of rolling land with environmental reserve on 2 sides! Step inside this home & you'll be swept away by the towering ceilings & amazing attention to detail! Large living room w/fireplace & dining room; perfect for entertaining family & friends! Massive kitchen features endless cabinets & counterspace too! Master suite is truly a treat! Huge space with fireplace, deck access, his & hers closets & stunning 5pc ensuite. Beautiful guest bedroom & main floor den too! UPPER THEATRE ROOM! WALKOUT basement features ICF foundation. 2 more bedrooms including 2nd master suite! Huge recreation spaces for games, entertainment, wood fireplace, 2nd kitchen, 2nd den & dedicated storage space! TRIPLE HEATED GARAGE! Large metal shop for extra outdoor storage! Less than 10 minutes from Stony Plain & less than 30 minutes from Edmonton. \*some photos are virtually staged\*



Built in 2011

## Essential Information

MLS® # E4417358

Price	\$1,499,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,832
Acres	3.98
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	32 53030 Rge Road 20
Area	Rural Parkland County
Subdivision	Bell Acres
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2G8

### **Amenities**

Features	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Tankless, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
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### **Interior**

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Environmental Reserve

Construction	Wood
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed	January 8th, 2025
Days on Market	88
Zoning	Zone 90

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Listing information last updated on April 6th, 2025 at 5:02pm MDT