

Courtesy Of Jennifer L Davis Of RE/MAX PREFERRED CHOICE

# \$999,000 - 53217 Rge Road 263, Rural Parkland County

MLS® #E4428997

**\$999,000**

4 Bedroom, 3.00 Bathroom, 2,467 sqft

Rural on 0.51 Acres

Lake Ridge Estates, Rural Parkland County,  
AB

Escape to over 4600 sq feet of luxury living, entertaining & relaxing space. Nestled amongst the breathtaking backdrop of Lois Holes Nature Reserve, this half acre oasis features full city services & is perfectly located between Edmonton, St. Albert & Spruce Grove. This custom built, executive bungalow boasts a triple, oversized & heated garage, granite & hardwood, slate tile and lush carpet. Soaring ceilings and large blankets of windows designed to accentuate the views of nature. The gourmet kitchen features an large granite island & countertops. Find rest in the primary bedroom & relax in your 5 pc spa-like ensuite with steam shower, dual sinks & showers, soaker tub, & large walk in closet. The grand, open staircase leads to lower entertainment level with large gathering room, games areas, 2 more oversized bedrooms & a niche bar lounge. In floor heating, central A/C, irrigation R/I, fully fenced private backyard on half acre, makes this the perfect size & perfect location, City close & country quiet!

Built in 2006

## Essential Information

MLS® # E4428997

Price \$999,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,467
Acres	0.51
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	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, Ceiling 10 ft., Ceiling 9 ft., Deck, No Smoking Home, Skylight, Sprinkler System-Fire, Sprinkler Sys-Underground, Vinyl Windows, Walkout Basement
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### **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	Corner Lot, Cul-De-Sac, Environmental Reserve, Fenced, Golf Nearby, Landscaped, No Through Road, Private Setting, Schools, Shopping Nearby, Street Lighting
Construction	Wood

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 4th, 2025

Days on Market      2

Zoning                 Zone 70

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Listing information last updated on April 5th, 2025 at 9:32pm MDT