

# **\$919,900 - 56 53217 Rge Road 263, Rural Parkland County**

MLS® #E4435233

**\$919,900**

5 Bedroom, 3.50 Bathroom, 1,901 sqft

Rural on 0.60 Acres

Lake Ridge Estates, Rural Parkland County, AB

Acreage living just minutes from Edmonton! This custom-built executive home is being offered by the original owner and boasts all of the features of acreage living without a commute, and municipal services! Flanked by his and hers double garages, this beautiful 5 bedroom home was built to last! Enjoy morning coffee on the upper deck backing on to the beautiful yard which is only surpassed by the extensive concrete patio off the walk-out basement which features a hot tub, fire pit and an outdoor metal fireplace. The open main floor includes 3 big bedrooms, a large living area, an extensive breakfast bar and a lovely dining area overlooking the yard. The spacious basement includes a bar, 2 large bedrooms and a huge rec. room. One of the largest lots in the subdivision, this 0.6 acre spread also boasts an above-ground swimming pool, surrounded by another deck for those who prefer to tan. A unique opportunity to enjoy all the benefits of acreage life with municipal services and without the long commute.

Built in 2007

## **Essential Information**

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|                |                        |
|----------------|------------------------|
| Price          | \$919,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,901                  |
| Acres          | 0.60                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 56 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., Deck, Hot Tub, Patio, Pool-Outdoor, Vinyl Windows, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup |
| Parking Spaces | 12  |

### 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 | Fenced, Golf Nearby, Landscaped, Paved Lane, Private Setting, Shopping Nearby, Sloping Lot |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 76            |
| Zoning         | Zone 70       |

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Listing information last updated on July 21st, 2025 at 7:32am MDT