

Courtesy Of Viktoriya V Finkbeiner Of Century 21 Leading

# **\$859,900 - 5 53521 Rge Road 272, Rural Parkland County**

MLS® #E4443717

**\$859,900**

3 Bedroom, 2.50 Bathroom, 1,636 sqft

Rural on 0.97 Acres

Century Gates, Rural Parkland County, AB

Executive acreage living in the 45+ gated community of Century Gates Estates, just 7 min north of Spruce Grove and 17 min to Edmonton, all on paved road! Backing into the pond and walking trails, this home greets you with beautiful & tranquil views as soon as you step in. Large windows, south facing back yard, high ceilings, gleaming hard wood floors all draw you into the inviting living room with stone facing gas fireplace, open to kitchen and dining for easy entertaining and just a step to the covered back deck! Chef inspired kitchen features plenty of cabinets, granite counter tops, upgraded sink, spacious corner pantry! Mudroom/laundry room offers more storage and leads to the double oversized heated garage. Main floor is completed with primary suite featuring the same gorgeous views to wake up to, as well as 5 pc ensuite, walk in closet, second bedroom/office & 2 pc bath. Basement is fully finished with family room, state of the art craft room, 3rd bedrooms, full bath & storage/utility room! Welcome!

Built in 2012

## **Essential Information**

MLS® # E4443717

Price \$859,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.50        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,636       |
| Acres          | 0.97        |
| Year Built     | 2012        |
| Type           | Rural       |
| Sub-Type       | Half Duplex |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5 53521 Rge Road 272  |
| Area        | Rural Parkland County |
| Subdivision | Century Gates         |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3M5               |

### Amenities

|          |  |
|----------|--|
| Features | Air Conditioner, Deck, Front Porch, R.V. Storage |
|----------|--|

### 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, Gated Community, Golf Nearby, Lake View, Landscaped |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 70         |
| Condo Fee      | \$565           |

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Listing information last updated on July 4th, 2025 at 12:33pm MDT