

## \$900,000 - 53215 Rge Road 13, Rural Parkland County

MLS® #E4457087

**\$900,000**

4 Bedroom, 3.00 Bathroom, 2,233 sqft

Rural on 32.60 Acres

None, Rural Parkland County, AB

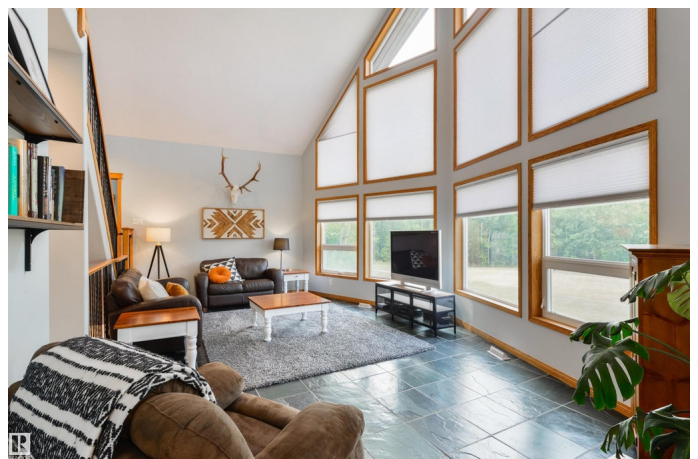
Rustic charm meets modern luxury – you’re going to fall in love with this stunning home! Features here include central A/C, hardwood flooring, black hardware & rod-iron accents throughout, a spacious kitchen with center island, separate dinette, & TWO pantries, a formal dining room, vaulted exposed WOOD-BEAM ceilings in the living room with a wall of windows framing in breathtaking views of the property, 4 total bedrooms including a TOP-FLOOR owner’s suite with walk-in closet & 5pc ensuite, and a fully-finished WALK-OUT basement with cozy wood-burning fireplace and tons of storage! Now for the exterior – it’s incredible! Relax or entertain on the full-width upper-level deck, extend your living space on the ground-level stone patio, enjoy evening campfires around your backyard firepit, or live out your hobby-loving dreams in your WORKSHOP or single-detached garage. 32 acres of pure bliss awaits – this acreage is the perfect balance of tranquility & convenience, just a short PAVED drive to Stony Plain.

Built in 2004

### Essential Information

MLS® # E4457087

Price \$900,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,233                  |
| Acres          | 32.60                  |
| Year Built     | 2004                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 53215 Rge Road 13     |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 0C1               |

### Amenities

|          |                                                                                                                                 |
|----------|---------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Deck, Fire Pit, No Smoking Home, Patio, R.V. Storage, Vaulted Ceiling, Walkout Basement, Workshop, See Remarks |
|----------|---------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, 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, Landscaped, Private Setting, Ravine View, Recreation Use, Treed Lot, See Remarks, Partially Fenced |
| Construction      | Wood                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                        |

### Additional Information

Date Listed September 10th, 2025

Days on Market 11

Zoning Zone 90

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Listing information last updated on September 21st, 2025 at 6:02pm MDT