

# \$989,888 - 6 52019 Rge Rd 20, Rural Parkland County

MLS® #E4409354

**\$989,888**

3 Bedroom, 2.50 Bathroom, 2,123 sqft

Rural on 3.01 Acres

Sunnyside Park, Rural Parkland County, AB

AT LAST...a home that has it all. Superb in design, character, sophistication, spaciousness, and LOCATION! Only 10 mins southwest of Stony Plain. Excellence exudes throughout, with the open concept living room featuring a grand floor to ceiling stone gas fireplace, granite laden throughout, a designer kitchen featuring a large island, makes it perfect for ENTERTAINING! Main floor laundry with loads of cabinetry, enormous primary with 5 piece ensuite, walk-in closet. 2 more ample sized bedrooms up , 2 pc powder room & a 4 piece upper level bath. The unspoiled walkout basement level is R/I in for a 4th bath, & room for two more beds & a family room, or a theater room! Triple oversized insulated garage w/ floor drain and RI for gas. With 3 acres, no neighbors behind, build in time for summer 2025! Then enjoy the sunset & views of nature from your 12 x 36 deck leading to your walk out level, or your covered front 8 x 22 veranda.\*photos from previous show home\* approximately 6 mts to build from permits\*

Built in 2024

## Essential Information

MLS® #	E4409354
Price	\$989,888
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,123
Acres	3.01
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	6 52019 Rge Rd 20
Area	Rural Parkland County
Subdivision	Sunnyside Park
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2G5

### **Amenities**

Features	Closet Organizers, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Vacuum System-Roughed-In
----------	--

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Private Setting, Recreation Use
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            October 6th, 2024

Days on Market      187

Zoning                Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 11th, 2025 at 2:32pm MDT