

Courtesy Of Thomas B Scott Of RE/MAX River City

\$795,000 - 67 53302 Rge Road 261, Rural Parkland County

MLS® #E4423189

\$795,000

4 Bedroom, 3.50 Bathroom, 2,061 sqft
Rural on 0.51 Acres

Lakeshore Estates, Rural Parkland County, AB

Exceptional family home just minutes from the city, 1/2 an acre backing onto Big Lake & Lois Hole Provincial Park! This lovely two-story home w/ walk out basement offers over 3,000 sqft of finished living space, featuring four bedrooms & 3.5 baths. The main floor centers around the grand staircase & back wall of windows to enjoy the stunning lake views. It includes a large family room with a three-sided fireplace, a dining room, an office/den, a kitchen with corner pantry & island, main floor laundry & access to the heated, triple attached garage. Step outside onto the back deck or down to the fully fenced yard with an additional workshop/toy garage. Upstairs, the primary suite features a large walk-in closet & a 5-piece ensuite, along with two additional large bedrooms for the family. The walkout basement is fully finished with a wet bar, a family room, the fourth bedroom and a large recreation space. Just minutes from all amenities on fully paved roadways, this home & location must be seen!

Built in 1999

Essential Information

MLS® #	E4423189
Price	\$795,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,061
Acres	0.51
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	67 53302 Rge Road 261
Area	Rural Parkland County
Subdivision	Lakeshore Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1A7

Amenities

Features	Air Conditioner, Closet Organizers, Deck, Fire Pit, Front Porch, Hot Water Natural Gas, Hot Water Tankless, Parking-Extra, Smart/Program. Thermostat, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, See Remarks
Parking Spaces	10

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 Lake, Backs Onto Park/Trees, Environmental Reserve,

Fenced, Golf Nearby, Lake View, Landscaped, Park/Reserve, Private Setting, Treed Lot, See Remarks

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed February 27th, 2025

Days on Market 15

Zoning Zone 70

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