

# **\$1,099,900 - 67 53130 Rge Road 13, Rural Parkland County**

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MLS® #E4424088

**\$1,099,900**

3 Bedroom, 3.50 Bathroom, 3,303 sqft

Rural on 0.28 Acres

Hubbles Lake, Rural Parkland County, AB

EXCLUSIVE opportunity to own luxury, lake-front property on Hubbles Lake - renowned for it's spring fed, crystal clear waters. Experience ultimate, year round lakefront living in this 3200 sq ft, elegantly renovated home. Featuring a gourmet kitchen with double islands, a butlers pantry, a gas stove + pot filler, set in a sprawling open-concept kitchen & living area, perfect for hosting. The lake views from kitchen & living area, are unbeatable, perfected by a beautiful stone-facing wood fireplace. Upstairs offers 3 generously sized bedrooms, two with private balconies, a cathedral cieling bonus room/4th bedroom, & a beautiful 4 piece bath. The primary features a gas fireplace, a separate sitting area and the ensuite of your DREAMS with luxury steam shower. The spacious, WALKOUT basement is an entertainers dream with vinyl plank flooring, a gas fire place, full bar/kitchen, and a 3 piece bath. Imagine working from home in your lake-view, main floor office? Convenient location, 5 minutes to town & schools!

Built in 1993

## **Essential Information**

MLS® #

E4424088



Price	\$1,099,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,303
Acres	0.28
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	67 53130 Rge Road 13
Area	Rural Parkland County
Subdivision	Hubbles Lake
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2T2

### Amenities

Features	Air Conditioner, Bar, Ceiling 10 ft., Closet Organizers, Dog Run-Fenced In, Lake Privileges, Parking-Extra, Vinyl Windows, Walkout Basement, Wall Unit-Built-In, Wet Bar
Parking Spaces	6

### Interior

Interior Features	ensuite bathroom
Heating	Fan Coil, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Beach Access, Fenced, Hillside, Lake Access Property, Lake View, Landscaped, Level Land,

Private Setting, Schools, Waterfront Property

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 5th, 2025

Days on Market 45

Zoning Zone 90

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