

# **\$959,000 - 18 51209 Rge Rd 255, Rural Parkland County**

MLS® #E4445100

**\$959,000**

4 Bedroom, 3.50 Bathroom, 2,724 sqft

Rural on 3.88 Acres

Woodbend Place, Rural Parkland County, AB

Experience extraordinary privacy minutes from Edmonton with panoramic vistas and River access just outside your back door! This remarkably unique 2724 sq ft, 5-level split home is tiered along a gentle slope to capture breathtaking views from every room. Step into an airy, light-filled sanctuary, where generous living spaces and well-appointed bedrooms invite relaxation. The centrally located kitchen has stainless steel appliances and a gas cooktop making it perfect for culinary adventures without being isolated from all the action. Each level offers a tranquil blend of indoor comfort and outdoor beauty, while the versatile loft sparks the imagination. Storage abounds throughout the lower level. Outside enjoy a 31'x26' attached garage & a 38'x18' Shop, chicken coop, and greenhouse. The Home is Crafted by a builder & inspired by Frank Lloyd Wright, this architectural gem has great bones - nestled in the North Saskatchewan River valley and offering a living experience that truly must be seen to be believed!

Built in 1979

## **Essential Information**

MLS® # E4445100

Price \$959,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,724
Acres	3.88
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### Community Information

Address	18 51209 Rge Rd 255
Area	Rural Parkland County
Subdivision	Woodbend Place
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1A8

### Amenities

Features	Deck, Fire Pit, Greenhouse, Hot Water Natural Gas, No Animal Home, No Smoking Home, Workshop, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	5
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Creek, Cul-De-Sac, Environmental Reserve, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Private Setting, River Valley View, River View, Sloping Lot, Treed Lot
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 30th, 2025  
Days on Market                1  
Zoning                              Zone 90

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