

# **\$1,095,000 - 15 53503 Rge Road 274, Rural Parkland County**

MLS® #E4455973

**\$1,095,000**

4 Bedroom, 3.00 Bathroom, 1,366 sqft

Rural on 3.22 Acres

Fernwood Estates (Parkland), Rural Parkland County, AB

Unique acreage (3.22 acres) with completely renovated 4 bedroom bilevel home, "legal" 3 bedroom Garden Suite, 54'x32' shop (heated, toilet, H&C water, 100 AMP, 14' ceiling & 2x12' doors). The bilevel home features 3 bdrms up & 1 down with the primary bedroom hosting a 3 pc ensuite, 2 full common baths & attached heated 2 car garage. Reno's & improvements to the home include shingles, siding, windows, doors, flooring, paint, baseboards, casings, kitchen cabinets, counters, furnace, HWT, PEX supply lines, A/C, new well & drain field, garden door access to south facing deck with stairs to hot tub & the list goes on! The garden suite (modular) new in 2020 has all permits with Parkland County & was placed on driven piles. Features include spacious kitchen dining & living area, quartz counters, 3 bdrms, 2 baths, sliding door access to deck, septic (pump out) is 2700 gallons. Combined developed living space totals approximately 3565 sq ft. Paved roads & located a short distance north of Spruce Grove.

Built in 1989

## **Essential Information**

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Price	\$1,095,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,366
Acres	3.22
Year Built	1989
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	15 53503 Rge Road 274
Area	Rural Parkland County
Subdivision	Fernwood Estates (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3R9

### Amenities

Features	Deck, Hot Tub, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed September 4th, 2025

Days on Market 1

Zoning Zone 70

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Listing information last updated on September 5th, 2025 at 2:17pm MDT