

## \$794,900 - 53004 Rge Road 13, Rural Parkland County

MLS® #E4450610

**\$794,900**

4 Bedroom, 3.50 Bathroom, 1,943 sqft

Rural on 12.65 Acres

None, Rural Parkland County, AB

Nestled on 12.65 private acres, this beautifully crafted WALK OUT BUNGALOW offering the perfect blend of warmth, and rustic elegance, is waiting for your Finishing Touches!! Boasting 1,900 Sq Ft of thoughtfully designed living space, this home features 4 beds plus a den - perfect for families, or those seeking space and versatility. Vaulted ceilings, expansive windows, earthy V/P flooring and a stunning stone-faced fireplace anchors the main living area with cozy charm. The chefs kitchen with S/S appliances, wet island & eat up breakfast bar connects to an OVERSIZED PANTRY & mudroom w/ tons of storage for backpacks and more! The Primary suite highlights a dual-sided F/P with a 5pc ensuite, walk in closet, & a potential laundry chute. Downstairs.. The Partially finished basement features a Rec room w/ roughed in woodstove, dry bar and fridge, 3 spacious bdrms and 2 more additional 5pc baths! Outside, a treehouse, for the kids PLUS.. a 28 X 38 WORKSHOP WITH IN FLOOR HEATING so you can work all year round!

Built in 2013

### Essential Information

MLS® # E4450610

Price \$794,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,943                  |
| Acres          | 12.65                  |
| Year Built     | 2013                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 53004 Rge Road 13     |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2T2               |

### Amenities

|          |                                 |
|----------|---------------------------------|
| Features | Fire Pit, Front Porch, Workshop |
|----------|---------------------------------|

### Interior

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

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood                                      |
| Exterior Features | Private Setting, Stream/Pond, See Remarks |
| Construction      | Wood                                      |
| Foundation        | Concrete Perimeter                        |

### Additional Information

Date Listed July 31st, 2025

Days on Market 2

Zoning Zone 90

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Listing information last updated on August 1st, 2025 at 11:47pm MDT