

\$615,000 - 116 53413 Rge Road 30, Rural Parkland County

MLS® #E4444477

\$615,000

5 Bedroom, 3.50 Bathroom, 1,482 sqft

Rural on 3.76 Acres

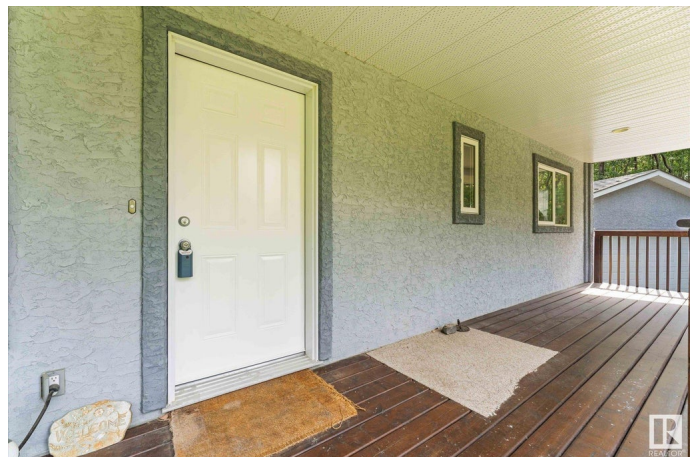
Canterbury Estates, Rural Parkland County, AB

Welcome to country living! Nestled in Canterbury Estates on a beautifully treed and private 3.76-acre lot, this 1,482 sq ft raised bungalow offers the perfect family lifestyle. With 5 bedrooms and 3.5 bathrooms, there's space for everyone. The open-concept main floor is ideal for both everyday living and entertaining. The primary bedroom is large enough for a king sized bed and has a 4 piece ensuite. Enjoy the outdoors with mature trees, gorgeous perennials, a garden area, and plenty of room to explore. The property includes a 28 x 23 heated detached garage which is perfect for storing toys or working on projects year round. Located just minutes from Cougar Creek Golf Course, Alberta Beach, 20 minutes to Spruce Grove and 30 minutes to the west end of Edmonton, this is the best of acreage living with easy access to amenities. Don't miss your chance to call this peaceful retreat home!

Built in 2005

Essential Information

| | |
|----------|-----------|
| MLS® # | E4444477 |
| Price | \$615,000 |
| Bedrooms | 5 |



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,482 |
| Acres | 3.76 |
| Year Built | 2005 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Raised Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 116 53413 Rge Road 30 |
| Area | Rural Parkland County |
| Subdivision | Canterbury Estates |
| City | Rural Parkland County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7Y 0E4 |

Amenities

| | |
|----------|-----------------------------|
| Features | Deck, Fire Pit, See Remarks |
|----------|-----------------------------|

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Golf Nearby, Landscaped, Treed Lot, See Remarks |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 26th, 2025 |
| Days on Market | 16 |

Zoning

Zone 70

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Listing information last updated on July 12th, 2025 at 11:48am MDT