

# **\$1,499,000 - 55 53522 Rge Road 272, Rural Parkland County**

MLS® #E4446349

**\$1,499,000**

6 Bedroom, 3.50 Bathroom, 2,218 sqft

Rural on 2.79 Acres

Century Estates (Parkland), Rural Parkland County, AB

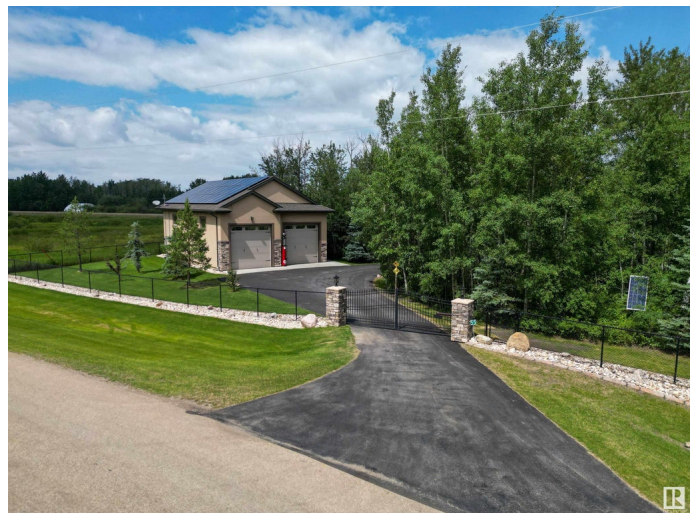
Just 5 minutes north of Spruce Grove, this secluded acreage offers unmatched privacy with a fully fenced yard, private gated entry, and over 4,400 sq ft of finished living space. Featuring 6 bedrooms, a den, and 3.5 bathrooms, this custom home is loaded with upgrades: new quartz kitchen counters, 6-burner gas cooktop, solid wood island (Urban Timber), and a custom pantry with wine fridge. The primary suite boasts a 2024 renovation with a California Closet, heated floor, curbless two-person shower, and rainfall head. Enjoy full home automation, a Generac backup generator, Gemstone lighting, and a massive solar system (28.35 kW) on the shop roof that generates more power than you use. The 1,700 sq ft luxury shop (32'8" x 50'8") is fully finished with matching stone and stucco. Other highlights include in floor heating throughout basement and garage, Dura Deck, patio curtains, infrared deck heaters, heated triple garage, EV charger, and attic insulation upgraded to R50.

Built in 2010

## **Essential Information**

MLS® #

E4446349



|                |                        |
|----------------|------------------------|
| Price          | \$1,499,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,218                  |
| Acres          | 2.79                   |
| Year Built     | 2010                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 55 53522 Rge Road 272      |
| Area        | Rural Parkland County      |
| Subdivision | Century Estates (Parkland) |
| City        | Rural Parkland County      |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T7X 2N3                    |

### Amenities

|          |   |
|----------|---|
| Features | Air Conditioner, Bar, Ceiling 9 ft., Deck, Dog Run-Fenced In, Front Porch, Hot Tub, Insulation-Upgraded, Parking-Extra, R.V. Storage, Wet Bar, See Remarks, 9 ft. Basement Ceiling, Solar Equipment |
|----------|---|

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Fenced, Landscaped, Private Setting, See Remarks |
| Construction      | Wood   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 7th, 2025

Days on Market                4

Zoning                            Zone 70

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Listing information last updated on July 11th, 2025 at 9:02am MDT