

# **\$1,325,000 - 107 53226 Rge Road 261, Rural Parkland County**

MLS® #E4447278

**\$1,325,000**

4 Bedroom, 3.50 Bathroom, 2,454 sqft

Rural on 0.56 Acres

Helenslea Heath, Rural Parkland County, AB

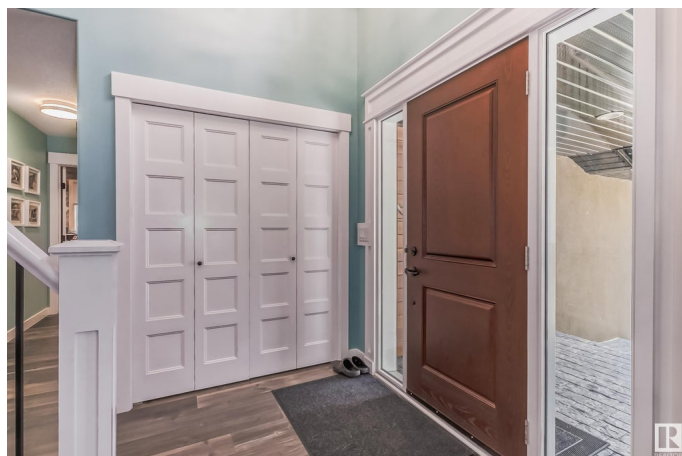
This stunning home offers loads of space and a fantastic lifestyle. Acreage style living but with convenient municipal services, just minutes from Edmonton & St. Albert. The private, park like back yard is surrounded by a new fence & mature trees, offering a custom deck with cedar pergola, an epic kids play-house, a beautiful fire-pit area, multiple storage sheds, plus the hot-tub & pool (each with custom decks & cedar framing) are negotiable. Front drive access to a HUGE stamped concrete driveway plus a paved parking pad & 2 HUGE garages with epoxy floors. The house has been immaculately renovated, including a custom kitchen, high end flooring, custom ensuite bathroom, new laundry/mud room, newer stucco & windows, custom decks, and excellent landscaping. There is a flex space/office/studio above the 2nd garage with its own balcony overlooking the back yard. Mini Theatre room downstairs, and enough parking for all the family's toys. Excellent property for a family or those that love to host.

Built in 1994

## **Essential Information**

MLS® #

E4447278



|                |                        |
|----------------|------------------------|
| Price          | \$1,325,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,454                  |
| Acres          | 0.56                   |
| Year Built     | 1994                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 107 53226 Rge Road 261 |
| Area        | Rural Parkland County  |
| Subdivision | Helenslea Heath        |
| City        | Rural Parkland County  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7Y 1A3                |

### Amenities

|          |   |
|----------|---|
| Features | Air Conditioner, Closet Organizers, Deck, Fire Pit, Hot Tub, Parking-Extra, Pool-Outdoor, See Remarks |
|----------|---|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Environmental Reserve, Fenced, Landscaped, No Back Lane, Playground Nearby, See Remarks |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed                July 11th, 2025  
Days on Market        3  
Zoning                    Zone 70

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Listing information last updated on July 14th, 2025 at 9:03am MDT