

\$1,187,500 - 15 53503 Rge Road 274, Rural Parkland County

MLS® #E4433280

\$1,187,500

7 Bedroom, 5.00 Bathroom, 1,366 sqft

Rural on 3.22 Acres

Fernwood Estates (Parkland), Rural Parkland County, AB

Absolutely unique "multi family" acreage (3.22 acres) pride of ownership throughout & combined living space (home up/down & modular) approx 3565 sq ft. The bi-Level home has been completely renovated featuring 4 bedrooms (3 up & 1 down), primary bdrm 3pc ensuite, 2 full common baths, attached 2 car garage plus legal 3 bedroom modular garden suite, 54'x32' shop (heat, insulated, toilet, h&c water, 100 AMP, 14' ceilings & 2x12' doors). Renovations include shingles, siding, windows, doors, flooring, paint, baseboards, casings, kitchen cabinets, counters, furnace, HWT, A/C, new well, new drain field, garden door access to large south facing deck with stairs to the hot tub & the list goes on. The garden suite (modular) new in 2020 has all permits satisfied with Parkland County & installed on driven steel piles features 3 bedrooms, 2 baths, spacious kitchen, dining & living area with sliding door access to the deck, septic is 2700 gallon pump out. Paved road & located minutes to Spruce Grove.

Built in 1989

Essential Information

MLS® # E4433280



| | |
|----------------|------------------------|
| Price | \$1,187,500 |
| Bedrooms | 7 |
| Bathrooms | 5.00 |
| Full Baths | 5 |
| 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 | See Remarks |
|----------|-------------|

Interior

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

Exterior

| | |
|-------------------|----------------------------------|
| Exterior | Wood |
| Exterior Features | Fenced, Landscaped, Rolling Land |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 29th, 2025

Days on Market 49

Zoning Zone 70

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Listing information last updated on June 17th, 2025 at 7:32pm MDT