

\$1,475,000 - 5 51028 Rge Rd 261, Rural Parkland County

MLS® #E4454087

\$1,475,000

4 Bedroom, 2.50 Bathroom, 2,518 sqft

Rural on 2.99 Acres

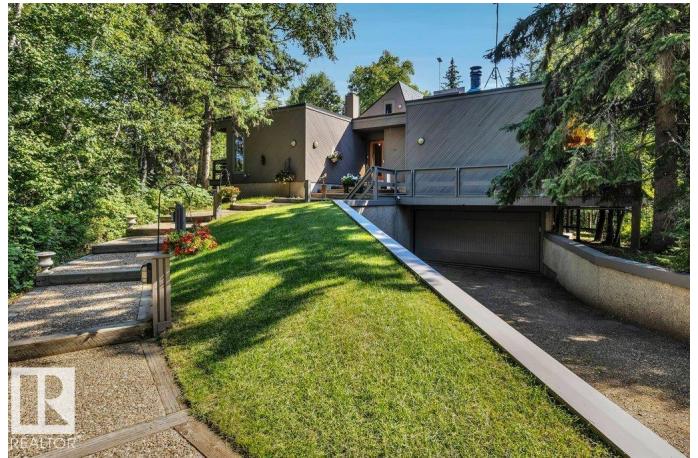
River View Acres, Rural Parkland County, AB

Begin your day & Finish your day with Solace. Find this less than 10 mins from city limits, the N Sask River and Devon. Words really donâ€™t do this home or property justice. You must come see for yourself if you are a serious buyer! Tucked privately away, youâ€™ll believe you are in a different part of the world. Walk into warmth where living, kitchen & dining meet with outdoor deck spaces. 2 bedrooms on the mn flr; primary w/ spa-like ensuite. Pass by office spaces to a loft w/ study & another bed. Downstairs: access to garage, laundry, work room, bedroom w/3 pc ens, sauna, exercise retreat & yes, a squash court/gym. Get creative & rear entry mudroom could even allow for separate suite access. With delineated spaces, everything remains spacious & airy, w/ many access points to the outdoors where you find both obvious and hidden trails. If a shop isnâ€™t enough, find badminton, chess, bocce, tobogganing, hiking, nature and fun. Home, shop & land all â€˜speakâ€™ architecture â€™ & there is something for everyone!

Built in 1977

Essential Information

MLS® #	E4454087
Price	\$1,475,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,518
Acres	2.99
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

Community Information

Address	5 51028 Rge Rd 261
Area	Rural Parkland County
Subdivision	River View Acres
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1B9

Amenities

Features	Air Conditioner, Barbecue-Built-In, Deck, Exercise Room, Fire Pit, Front Porch, Hot Tub, No Smoking Home, R.V. Storage, Recreation Room/Centre, Sauna; Swirlpool; Steam, Skylight, Walkout Basement, Workshop, See Remarks, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, Solar Equipment
----------	---

Interior

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

Exterior

Exterior	Wood
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Hillside, Landscaped, Low Maintenance Landscape, Picnic Area, Private Setting, Sloping Lot,

	Treed Lot, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 21st, 2025
Days on Market	41
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 30th, 2025 at 10:17pm MDT