

# **\$849,000 - #2 51504 Rge Road 264, Rural Parkland County**

MLS® #E4419002

**\$849,000**

4 Bedroom, 3.00 Bathroom, 2,163 sqft

Rural on 3.31 Acres

Falcon Hill, Rural Parkland County, AB

Private 2163 sqft spacious custom 2 storey home, nestled on 3.31 Acres in a quiet cul de sac. Walk out basement, rap around deck, vaulted ceilings, 4 bedrooms, 3 bathrooms, oversized heated attached garage, with beautiful views surrounded by pastures and trees only 12 mins to Edmonton, 10 mins to Devon. The home has a gas fireplace and woodburning fireplace. The property is fully fenced with a pond and a horse shelter. The custom drilled well allows access to fresh water year round, with over 600 gallons. The home is equipped with an updated filtration system softener & pressure tank. Built in filter system in the kitchen for drinking water. Lot of updates done, new roof with 30 years warranty(2022), septic tank, pipes, new pump & alarm (Nov 2024). Furnace cleaning was done (Nov 2024), new flooring in walkout basement (Jan 2025). A firepit is nearby the house, lots of space for entertainment.

Built in 1999

## **Essential Information**

MLS® #	E4419002
Price	\$849,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,163
Acres	3.31
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	#2 51504 Rge Road 264
Area	Rural Parkland County
Subdivision	Falcon Hill
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1E3

### **Amenities**

Features	See Remarks
Parking Spaces	4

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Cul-De-Sac, Flat Site, Private Setting
Construction	Wood
Foundation	Wood

### **Additional Information**

Date Listed	January 23rd, 2025
Days on Market	87

## Zoning

## Zone 90

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Listing information last updated on April 19th, 2025 at 10:47pm MDT