

Courtesy Of Jordan W Ceh and Alex J Poratto Of Century 21 Masters

# \$638,000 - 8 53306 Rge Road 20, Rural Parkland County

MLS® #E4428204

## \$638,000

4 Bedroom, 3.00 Bathroom, 1,512 sqft

Rural on 3.01 Acres

Winfield Heights (Parkland), Rural Parkland County, AB

Come make your Acreage Dream a Reality!! Three acres of unparalleled privacy and seclusion perched on a small hill at the end of the road and only minutes to Stony Plain. There's just the right amount of manicured lawn, a beautifully finished covered deck, large shed, matching playhouse, 28' x 25' heated garage and even more storage in the 20' converted sea can! The air-conditioned 4 bedroom, 3 bath home doesn't disappoint either featuring vaulted ceilings in the huge eat-in kitchen and great room complete with gas fireplace. A walk-in closet, and full ensuite highlight the large primary bedroom and beds 2 and 3 are also on the main level sharing the 4 piece main bath. The walkout basement was recently completed as well. There's a spacious bedroom adjacent to the 3rd full bath complete with heated floors and a custom tile shower, and plenty of room for entertaining or kids activities. Plus, the walls were spray foamed & the ceiling was insulated for sound! Opportunity knocks.

Built in 2002

## Essential Information

MLS® # E4428204

Price \$638,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,512
Acres	3.01
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	8 53306 Rge Road 20
Area	Rural Parkland County
Subdivision	Winfield Heights (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0C4

### **Amenities**

Features	Air Conditioner, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Cul-De-Sac, Hillside, No Through Road, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 29th, 2025
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Days on Market 4

Zoning Zone 70

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Listing information last updated on April 2nd, 2025 at 9:02pm MDT