

# **\$1,050,000 - 36 53319 Rge Road 14, Rural Parkland County**

MLS® #E4431679

**\$1,050,000**

3 Bedroom, 2.50 Bathroom, 2,660 sqft

Rural on 3.51 Acres

Glory Lake Park, Rural Parkland County, AB

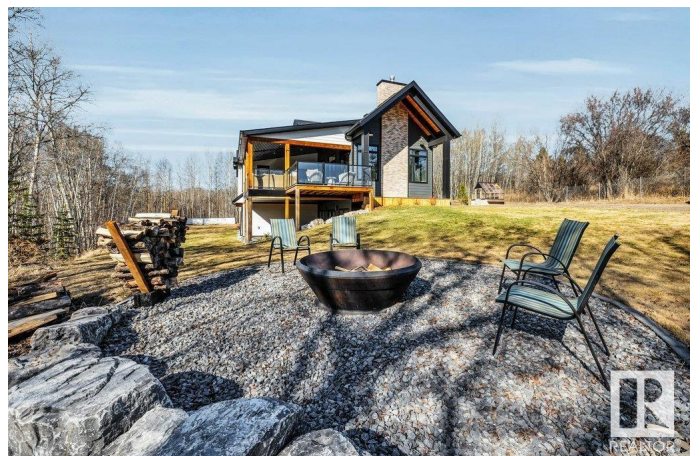
Gorgeous custom-built 2757 sq ft 1.5 storey walkout, set perfectly on a hill for beautiful views for entertaining or soaking in the hot tub. With a modern contemporary design & thoughtful layout, this is truly a dream home! Walk into the showcase kitchen w/high end Jenn-Air appliances, then into a bright, airy living room w/ vaulted ceilings, accent beams, original custom cement mantel fireplace & huge windows to enjoy the view; all blending beautifully into dining or out to enjoy sunsets on the oversized covered deck. The main also has an amazing primary, boasting a spa-like 6 pc ensuite w/ access to the deck & WIC w/ laundry & a den just off the kitchen. Upstairs, find 2 more spacious bdrms w/ Jack & Jill bathroom, cozy family room & 2nd laundry. Head down to the unfinished walk-out basement & out to the patio. Year-round comfort with solar shade window coverings, AC, in-slab heat, 30x40 garage with 10 ft doors. This home is Loved & Meticulously cared for - come see what youâ€™ve always wanted!

Built in 2020

## **Essential Information**

MLS® #

E4431679



Price	\$1,050,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,660
Acres	3.51
Year Built	2020
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	36 53319 Rge Road 14
Area	Rural Parkland County
Subdivision	Glory Lake Park
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0C2

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Deck, Fire Pit, Hot Tub, No Smoking Home, Patio, Vaulted Ceiling, Walkout Basement, See Remarks, HRV System, Natural Gas BBQ Hookup, Solar Equipment
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Level Land
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 18th, 2025

Days on Market                2

Zoning                            Zone 70

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 April 20th, 2025 at 3:32am MDT