

# **\$864,900 - 22 52212 Rge Road 274, Rural Parkland County**

MLS® #E4439365

**\$864,900**

5 Bedroom, 4.00 Bathroom, 1,765 sqft

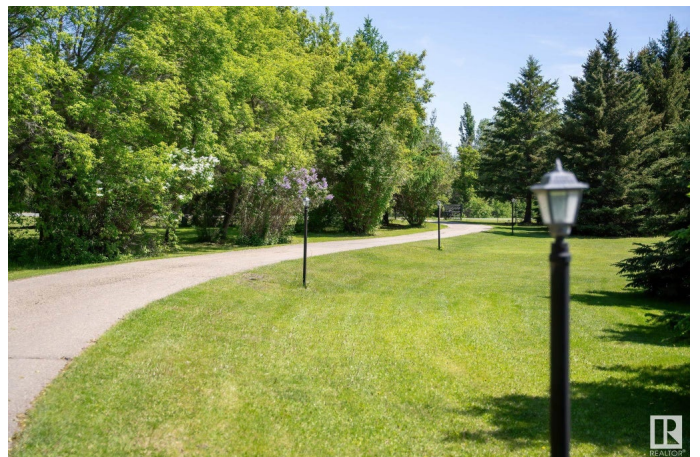
Rural on 4.58 Acres

Garden Grove Estates, Rural Parkland County, AB

Beautifully maintained 4.58-acre property in Garden Grove Estates, just minutes from Spruce Grove and Stony Plain with pavement to the driveway. This 1,765 sq ft walkout bungalow offers 5 bedrooms, 4 bathrooms, 2 flex rooms, vaulted ceilings, southwest exposure, and a fully finished basement with in-floor heating. The custom maple kitchen features a gas stove and corner pantry, and the bright sunroom is perfect for morning coffee. Enjoy an indoor hot tub, two large decks, and serene views. The landscaped, fully fenced yard includes mature trees, perennials, a double attached garage, a 30' x 50' heated shop with 10' door, and a separate welder's shop. Additional highlights include two hot water tanks replaced in 2020, a \$535/month rental income from an Xplornet cell tower on the property, a ride-on John Deere lawn tractor, two small harrows, and a gazebo. Ideal for families or retirees, this move-in ready lake backing acreage offers space, comfort, and exceptional functionality.

Built in 1999

## **Essential Information**



MLS® #	E4439365
Price	\$864,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,765
Acres	4.58
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	22 52212 Rge Road 274
Area	Rural Parkland County
Subdivision	Garden Grove Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3T8

### Amenities

Features	Deck, Hot Tub, No Smoking Home, Parking-Extra, R.V. Storage, Sunroom, Walkout Basement, Workshop
----------	--

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Cross Fenced, Fenced, Flat Site, Landscaped, No Back Lane, No Through Road, Park/Reserve, Private Setting, Schools, Treed Lot, See Remarks
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 30th, 2025

Days on Market                45

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 July 14th, 2025 at 7:17pm MDT