

\$995,000 - 23 53522 Rge Road 272, Rural Parkland County

MLS® #E4439580

\$995,000

4 Bedroom, 3.50 Bathroom, 2,722 sqft

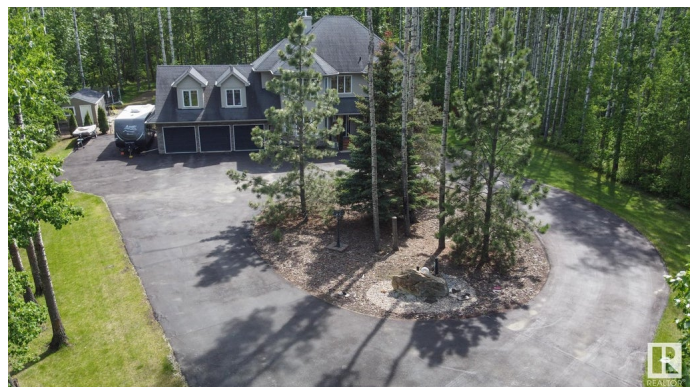
Rural on 2.00 Acres

Century Estates (Parkland), Rural Parkland County, AB

Welcome to #23, 53522 RR 272 in Century Estates—just 6 mins from Spruce Grove! This stunning 2,721 sqft 2-storey sits on 2 private, treed acres backing farmland. With 4 beds, 3.5 baths, and a fully finished 9' basement featuring a bar & 2nd living room, there's space for everyone. Enjoy the massive bonus room above the heated triple garage (25'x31'x11')! Granite countertops, hardwood/tile/carpet floors, upper floor laundry, gas fireplace, and A/C; all in a package that's efficiently laid out. All the bedrooms are spacious & the primary has a dual sink vanity & oversized tiled shower. The main floor is open with large windows & garden door to the South facing oversized deck. From the paved road turn into the asphalt driveway with powered gates leading to a turnaround & extra parking. The meticulously maintained yard is completely fenced with black chain link & includes a beautiful lawn with low-maintenance natural trees surrounding- total seclusion. The perfect acreage that you've been waiting for!

Built in 2006

Essential Information



| | |
|----------------|------------------------|
| MLS® # | E4439580 |
| Price | \$995,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,722 |
| Acres | 2.00 |
| Year Built | 2006 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 23 53522 Rge Road 272 |
| Area | Rural Parkland County |
| Subdivision | Century Estates (Parkland) |
| City | Rural Parkland County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 3N2 |

Amenities

| | |
|----------------|---|
| Features | Air Conditioner, Bar, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Fire Pit, Hot Tub, No Smoking Home, Parking-Extra, Natural Gas BBQ Hookup |
| Parking Spaces | 10 |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, No Through Road, Paved Lane, Private Setting, Schools, |

| | |
|--------------|----------------------------|
| | Shopping Nearby, Treed Lot |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 19 |
| Zoning | Zone 70 |

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Listing information last updated on June 18th, 2025 at 3:02am MDT