

Courtesy Of Kevin P Quintal Of RE/MAX Elite

# **\$575,000 - 25 53521 Rge Road 272, Rural Parkland County**

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MLS® #E4458752

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,286 sqft

Rural on 1.00 Acres

Century Gates, Rural Parkland County, AB

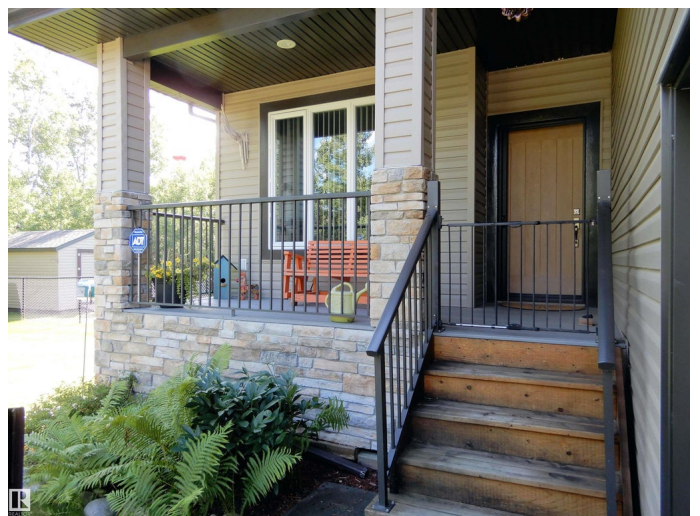
Enjoy the peace and quiet at Century Gates...Adult 45+ secured living in the country! This immaculate bungalow style duplex boasts 1286 s.f. of air conditioned luxury with 4 bedrooms, 3 baths, 9' ceilings and a fully finished basement. Enjoy the gorgeous tile & hardwood flooring as you walk through this well laid out floor plan with impressive detailing. The kitchen sizzles w/ it's upscale S.S. appliances, granite counters, rich wood cabinetry, warm tones, and eat-up island, all of which offer great functionality & ambience. Extend your living space onto the covered deck overlooking your acre of fenced yard and nature. Property includes a double attached garage plus the use of a secured RV parking compound. Spend your summers relaxing as you meander along the nature trails or vacation whenever you like knowing your property will be maintained w/ front lawn care, snow removal & garbage pick up. Just a short 5 minute drive to Spruce Grove and only 16 minutes to Edmonton. Prepare to be impressed

Built in 2013

## **Essential Information**

MLS® #

E4458752



|                |             |
|----------------|-------------|
| Price          | \$575,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,286       |
| Acres          | 1.00        |
| Year Built     | 2013        |
| Type           | Rural       |
| Sub-Type       | Half Duplex |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 25 53521 Rge Road 272 |
| Area        | Rural Parkland County |
| Subdivision | Century Gates         |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3M5               |

### Amenities

|          |                       |
|----------|-----------------------|
| Features | Air Conditioner, Deck |
|----------|-----------------------|

### 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 | Backs Onto Park/Trees, Fenced, Gated Community, Landscaped |
| Construction      | Wood                                                       |
| Foundation        | Concrete Perimeter                                         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 32                   |
| Zoning         | Zone 70              |
| Condo Fee      | \$660                |

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Listing information last updated on October 22nd, 2025 at 3:02pm MDT