

# **\$675,000 - 33-51314 Rge Road 21, Rural Parkland County**

MLS® #E4411075

**\$675,000**

4 Bedroom, 2.00 Bathroom, 1,528 sqft

Rural on 3.26 Acres

Rollingview Estates, Rural Parkland County, AB

WALKOUT bungalow with oversized detached garage (30Wx24L, 220V, wood stove heated) on 3.26 acres in Rollingview Estates subdivision, 20 km southwest of Stony Plain. This 1,525 sqft (plus full basement) home is extensively remodeled, providing a perfect balance of modern luxury in a rustic log home. Gourmet kitchen with eat-up peninsula, quartzite counters & backsplash and high end appliances. Open concept living & dining rooms with wood stove, vaulted ceiling and deck access. Finishing off the main level are 3 bedrooms and a 5-pc bathroom with soaker tub. In the walkout basement: a large family room with second wood stove, 4th bedroom, spacious laundry room and 5-pc bathroom w/ jacuzzi tub & luxury shower. This beautifully landscaped, fenced & gated, tree-line acreage features two covered decks, hot tub, fire pit, flower beds, garden bed and a 40x30 Quonset with 110V power. Additional upgrades include new septic field, new roof & R60 insulation. Located only 30 mins to Edmonton with easy access to HWY 627.

Built in 1990

## **Essential Information**



MLS® #	E4411075
Price	\$675,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,528
Acres	3.26
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	33-51314 Rge Road 21
Area	Rural Parkland County
Subdivision	Rollingview Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2H5

### Amenities

Features	Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Front Porch, Hot Tub, No Smoking Home, R.V. Storage, Sauna; Swirlpool; Steam, Vaulted Ceiling, Walkout Basement, Workshop
Parking Spaces	8

### Interior

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, No Back Lane, Private Setting, Treed Lot, Vegetable Garden

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 21st, 2024
Days on Market	180
Zoning	Zone 90

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