

# **\$589,000 - 11 53105 Rge Road 15, Rural Parkland County**

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MLS® #E4427813

**\$589,000**

4 Bedroom, 2.00 Bathroom, 1,063 sqft

Rural on 2.28 Acres

Roslaire Estates, Rural Parkland County, AB

FULLY UPGRADED WALKOUT BUNGALOW!  
2.28 ROLLING ACRES! DOUBLE GARAGE!  
WELCOME TO LOT 11 IN PARKLAND COUNTY'S ROSLAIRE ESTATES. THIS INCREDIBLE HOME WAS BUILT IN 2006 AND HAS 4 BEDROOMS, 2 BATHS, AND 2080 SQUARE FEET OF LIVING SPACE. THE OPEN KITCHEN HAS A SINGLE LEVEL ISLAND, WALK-IN PANTRY, NEW STAINLESS APPLIANCES, MOSAIC TILE BACKSPLASH, AND IVORY CABINTRY. SPACIOUS DINING NOOK IS OFF KITCHEN. LIVING AREA HAS VINYL FLOORS AND GARDEN DOOR ACCESS TO THE NEW 44X12' EXTERIOR RAISED DECK. PRIMARY BEDROOM IS GALLEY STYLE WITH AMPLE ROOM FOR A KING SIZED BED. UPPER LEVEL ALSO HAS A FULL TILED BATH WITH NEW VANITY AND A SECOND BEDROOM. WALK-OUT BASEMENT HAS A GIANT FAMILY ROOM WITH FLEX AREA AND FRENCH DOOR ACCESS TO LOWER EXPOSED AGGREGATE PATIO, 2 MORE BEDROOMS, A BATHROOM WITH SHOWER, UTILITY ROOM (NEW FURNACE 2023), AND A LAUNDRY ROOM WITH SINK. DETACHED GARAGE IS 24X21' WITH 220V POWER. PROPERTY HAS AN ICF FOUNDATION, GARDEN AREAS, AND A LARGE GRAVEL



PARKING PAD. BLUEBERRY SCHOOL  
ZONE.

Built in 2006

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4427813               |
| Price          | \$589,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,063                  |
| Acres          | 2.28                   |
| Year Built     | 2006                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 11 53105 Rge Road 15  |
| Area        | Rural Parkland County |
| Subdivision | Roslaire Estates      |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2E2               |

**Amenities**

|                |  |
|----------------|--|
| Features       | Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, R.V. Storage, Vinyl Windows, Walkout Basement |
| Parking Spaces | 6  |

**Interior**

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Private Setting, Rolling Land, Schools, Shopping Nearby |
| Construction      | Wood  |
| Foundation        | Insulated Concrete Form   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 90          |

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Listing information last updated on April 17th, 2025 at 10:02pm MDT