

# **\$775,000 - 6 53302 Rge Road 261, Rural Parkland County**

MLS® #E4442025

**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,823 sqft

Rural on 0.50 Acres

Lakeshore Estates, Rural Parkland County, AB

Half an acre! Municipal services! Minutes to Edmonton - the perfect blend of country charm & urban convenience awaits you here in Lakeshore Estates! Lovingly maintained, this bungalow features A/C, an in-house sprinkler-system, engineered hardwood, vaulted ceilings, a formal living room, great kitchen w/ centre island, corner pantry, & a separate dinette, cozy family room w/ corner gas fireplace, 4 total bedrooms including a king-sized owner's suite w/ walk-in closet, 4pc ensuite, & garden doors leading out to the deck, a fully-finished basement w/ ample space for recreation, hobbies, or extended family living, & a HEATED triple-attached garage. Now for the exterior - truly a gardener's paradise, it showcases a 2-tiered exterior deck w/ powered awning, tranquil water feature, a bridge leading to a charming gazebo, 2 sheds, powered flower beds, & a desirable south-facing view. Whether you're seeking privacy, functionality, or a picturesque escape just minutes from city amenities, this property has it all!



Built in 2000

## **Essential Information**

MLS® #	E4442025
Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,823
Acres	0.50
Year Built	2000
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6 53302 Rge Road 261
Area	Rural Parkland County
Subdivision	Lakeshore Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1A7

### Amenities

Features	Air Conditioner, Deck, Gazebo, No Smoking Home, R.V. Storage, Sprinkler System-Fire, Vaulted Ceiling, See Remarks
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### 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	Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 12th, 2025

Days on Market                8

Zoning                            Zone 70

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