

# **\$969,000 - 27 54108 Rge Road 280, Rural Parkland County**

MLS® #E4439815

**\$969,000**

5 Bedroom, 3.00 Bathroom, 2,168 sqft

Rural on 3.68 Acres

Douglas Meadows, Rural Parkland County, AB

Beautiful 2168 Sq. Ft. country home built in 2009 situated on 3.68 acres. The Chef's Kitchen faces an open concept great room/dining with 21 Ft. high pine ceilings, 2 large chandeliers, 6.5 ft high stone wood-burning energy efficient fireplace with 6" thick timber mantle and sides. Featuring 4 bedrooms plus den (or 5th bdrm), 3 full baths including Master 5 pce. ensuite with double sinks, claw foot soaker tub, steam shower, and toilet closet plus fully finished basement (1263 sq. ft.). Arctic spa Hot tub 4 car garage with attic storage, insulated and drywalled, the middle bay is heated. Crescent-shaped driveway and additional paved parking for 8 or more cars. Professional grade extensive, low maintenance landscaping all around the house with paving stone fire pit area and pergola. 12 ft. wide wraparound deck on 3 sides of house perfect for entertaining large groups or just lounging, including 21 ft. of covered decking on back of house for barbecuing, eating, and conversation in the shade.

Built in 2009

## **Essential Information**

MLS® # E4439815

Price \$969,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,168                  |
| Acres          | 3.68                   |
| Year Built     | 2009                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 27 54108 Rge Road 280 |
| Area        | Rural Parkland County |
| Subdivision | Douglas Meadows       |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3V3               |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

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

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood                                                        |
| Exterior Features | Corner Lot, Hillside, Landscaped, Low Maintenance Landscape |
| Construction      | Wood                                                        |
| Foundation        | Insulated Concrete Form                                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 66             |

Zoning

Zone 70

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Listing information last updated on August 5th, 2025 at 9:02am MDT