

# **\$615,000 - 4 54113 Rge Road 13, Rural Parkland County**

MLS® #E4448523

**\$615,000**

5 Bedroom, 3.00 Bathroom, 1,592 sqft

Rural on 3.04 Acres

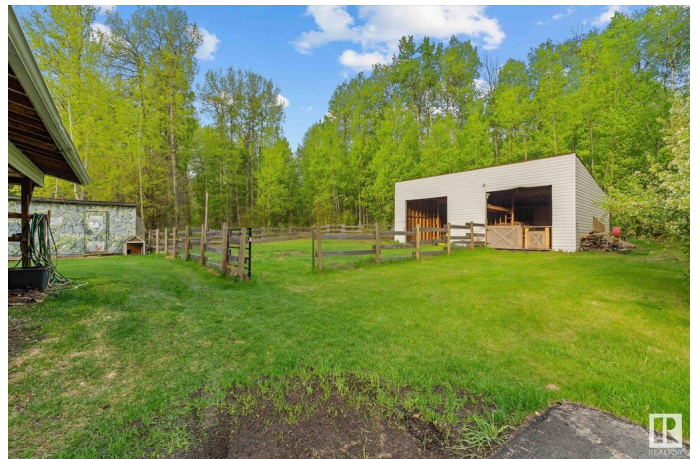
Parkland Heights, Rural Parkland County, AB

This is the private acreage for your family that you've been looking for! This 3.04 treed corner lot is conveniently located just 15 min north of Stony Plain in Parkland Heights. You will LOVE how quiet it is and how gorgeous it is in the summer with all the green trees! Just under 3200sf total living space this property features 4 beds on the main floor, a 5th in the basement and you can easily add a 6th if needed! The main floor is bright and features vaulted ceilings in the kitchen/dining space. Both the main and ensuite bathrooms have been recently renovated! You'll also find a large main floor laundry room with a sink & room for storage. The basement is a forced walkout and has a kitchenette, great for multigenerational living or if you've got older teens. There is a wood burning fireplace on the main and a wood stove in basement to keep you cozy all winter. Oversized heated garage with asphalt driveway! Lots of other upgrades done & close to Muir Lake School!

Built in 1992

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4448523  |
| Price     | \$615,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,592                  |
| Acres          | 3.04                   |
| Year Built     | 1992                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4 54113 Rge Road 13   |
| Area        | Rural Parkland County |
| Subdivision | Parkland Heights      |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 0J2               |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Features       | Air Conditioner, Deck, Vaulted Ceiling, Vinyl Windows, Walkout Basement |
| Parking Spaces | 10                                                                      |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | ensuite bathroom                      |
| Heating           | Forced Air-1, Wood Stove, Natural Gas |
| Fireplace         | Yes                                   |
| Stories           | 2                                     |
| Has Basement      | Yes                                   |
| Basement          | Full, Finished                        |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood                                        |
| Exterior Features | Corner Lot, Schools, Treed Lot, See Remarks |
| Construction      | Wood                                        |
| Foundation        | Concrete Perimeter                          |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 17th, 2025 |
|-------------|-----------------|

Days on Market 17

Zoning Zone 70

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Listing information last updated on August 3rd, 2025 at 1:47pm MDT