

# **\$1,279,500 - 45 54104 Rge Road 274, Rural Parkland County**

MLS® #E4460872

**\$1,279,500**

4 Bedroom, 3.00 Bathroom, 2,174 sqft

Rural on 2.55 Acres

Brenmar Estates, Rural Parkland County, AB

Executive Custom Walkout Bungalow with Attached Triple Garage (39Wx25L, 220V, water taps & floor drains) & Shop (42Wx28L) on 2.55 Acres at the End of a Quiet Cul-de-sac in Brenmar Estates, 10 min N of Spruce Grove. This 2022-built 2,175 sqft (+full basement) home offers an open, light-filled design with central A/C, luxury VP flooring, triple pane windows and a flowing layout ideal for family living or entertaining. Main floor features a bright living room w/ gas fireplace, central dining area w/ deck access and a gourmet kitchen w/ stone counters, eat-up island & walk-through butler's pantry w/ 2nd fridge. Owner's suite includes deck access, walk-in closet and a luxe 5-pc ensuite w/ soaker tub. Also on main: 2nd bedroom, 4-pc bath, laundry room & mudroom. Walkout basement boasts 2 more bedrooms, 4-pc bath & massive family/rec room w/ full wet bar, fireplace & patio access. Outdoors: covered patio, Durabuilt deck, composite front porch, fire pit & paved driveway. Acreage privacy and modern luxury.

Built in 2022

## **Essential Information**

MLS® #

E4460872



|                |                        |
|----------------|------------------------|
| Price          | \$1,279,500            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,174                  |
| Acres          | 2.55                   |
| Year Built     | 2022                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 45 54104 Rge Road 274 |
| Area        | Rural Parkland County |
| Subdivision | Brenmar Estates       |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3S4               |

### Amenities

|          |                                                                                                                                                        |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Fire Pit, Front Porch, No Smoking Home, Patio, R.V. Storage, Walkout Basement, Wet Bar, Workshop |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes                                             |
| Stories           | 2                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Finished                                  |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                               |
| Exterior Features | Cul-De-Sac, Golf Nearby, No Through Road, Paved Lane, Public Swimming Pool, Rolling Land, Schools, Shopping Nearby |
| Construction      | Wood                                                                                                               |

Foundation                      Slab

**Additional Information**

Date Listed                      October 4th, 2025

Days on Market                35

Zoning                            Zone 70

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Listing information last updated on November 8th, 2025 at 5:47pm MST