

# \$550,000 - 30 52318 Rge Road 25, Rural Parkland County

MLS® #E4426876

## \$550,000

3 Bedroom, 3.00 Bathroom, 1,456 sqft

Rural on 1.21 Acres

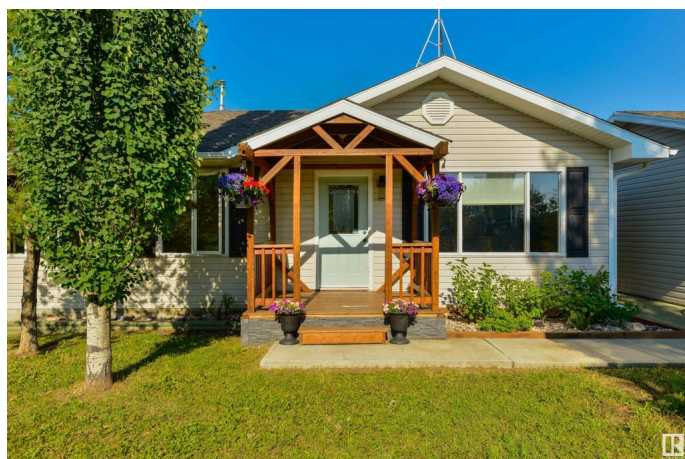
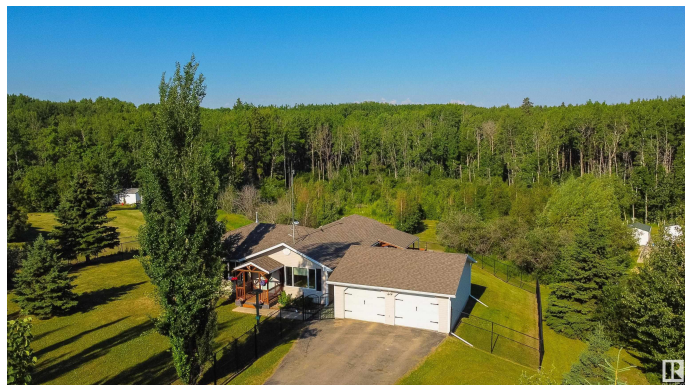
Star Lake Estates, Rural Parkland County, AB

Steps away from Star Lake, this bungalow is ready for your family! Features here include central A/C, a high-efficient furnace, hardwood flooring, vaulted ceilings, a lovely living room, great kitchen with cherry-wood cabinetry, QUARTZ countertops, center island, & large dining area, cozy sitting area/reading nook, back-hall mudroom, 3 total bedrooms including a king-sized owner's suite with adjoining 4pc ensuite & PRIVATE sliding patio door access out to the deck, and a fully-finished WALK-OUT basement with a den, rec room, & WET-BAR set-up. Outside you'll find the property is completely landscaped & fenced (perfect for pets & kids!) and highlights a wrap-around deck with multiple seating areas, desirable WEST-FACING exposure, and an OVERSIZED & HEATED double-detached garage with paved driveway for your use. With a mixture of mature trees, rolling hills, and a ravine view, the location here is fantastic and is only a short 20 minute drive to Stony Plain.

Built in 1980

## Essential Information

MLS® #	E4426876
Price	\$550,000
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,456
Acres	1.21
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	30 52318 Rge Road 25
Area	Rural Parkland County
Subdivision	Star Lake Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2M3

### **Amenities**

Features	Air Conditioner, Deck, No Smoking Home, Vaulted Ceiling, Walkout Basement, Wet Bar, See Remarks
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Private Setting, Ravine View, Recreation Use, Sloping Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 21st, 2025
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Days on Market 10

Zoning Zone 90

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Listing information last updated on March 31st, 2025 at 5:32pm MDT