# \$1,190,000 - 51004 Rge Road 263, Rural Parkland County

MLS® #E4422394

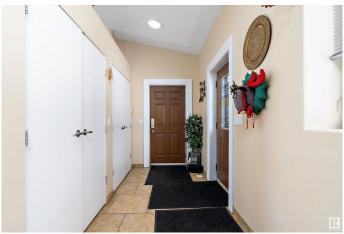
## \$1,190,000

6 Bedroom, 3.50 Bathroom, 3,063 sqft Rural on 5.82 Acres

None, Rural Parkland County, AB

Discover this beautiful custom ICF bungalow, offering 3,062 sq ft of living space on 5.82 acres, just outside Devon with views of the North Saskatchewan River. Featuring 6 bedrooms, 3.1 bathrooms, and a large open basement with heated floors, this home is designed for comfort and style. The main floor boasts 14' ceilings, a chef's kitchen with island, eating bar, gas countertop stove, double ovens, and walk-in pantry, 3 large sized of bedroom and an office. The master suite includes a 5-piece ensuite and walk-in closet. Additional features include a formal dining area, living room, and sitting room, all with gas fireplaces. Gleaming 1" American Cherry hardwood floors complete the space. The Basement offers a large family room, 3 bedrooms, a 5-piece bath, and heated floors. Outside, enjoy a 25' x 25' covered deck, 2 storage buildings, and mature trees. Located minutes from Devon, the International Airport, and West Edmonton, this property offers privacy with easy access to amenities.







Built in 2007

#### **Essential Information**

MLS® # E4422394 Price \$1,190,000 Bedrooms 6

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 3,063

Acres 5.82

Year Built 2007

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 51004 Rge Road 263

Area Rural Parkland County

Subdivision None

City Rural Parkland County

County ALBERTA

Province AB

Postal Code T7Y 1E2

#### **Amenities**

Features Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Deck,

Detectors Smoke, Fire Pit, Hot Water Instant, Insulation-Upgraded,

Parking-Extra, R.V. Storage, Exterior Walls 2"x12", 9 ft. Basement

Ceiling

### Interior

Interior Features ensuite bathroom

Heating See Remarks, Natural Gas

Fireplace Yes

Stories 1

Has Basement Yes

Basement Full, See Remarks

#### **Exterior**

Exterior Wood

Exterior Features No Through Road, Treed Lot, See Remarks

Construction Wood

Foundation Concrete Perimeter

# **Additional Information**

Date Listed February 21st, 2025

Days on Market 57

Zoning Zone 90

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