

## **\$1,800,000 - 5201 54 Avenue, Rural Parkland County**

MLS® #E4431140

**\$1,800,000**

3 Bedroom, 3.50 Bathroom, 1,615 sqft

Rural on 10.87 Acres

None, Rural Parkland County, AB

Stunning bungalow on 10.87 acres within the town of Entwistle. You can enjoy the breathtaking view of the Pembina River right outside your back dr. This home features 3 bdrms, 3.5 baths, and a fully developed bsmt. The spacious entrance & liv rm both boast in-floor heating. The great Rm showcases an open concept with vaulted ceilings, a 3-sided gas fireplace, & hardwood flooring. A garden dr opens to a lg deck overlooking a beautiful, treed paradise. Down the hall, a 4-piece bath separates the primary bedroom with a 6pc ensuite from a secondary bdrm. The lower level invites relaxation for the family with a wood stove, perfect for our cold winters. A lg recreation Rm provides ample space for family time, complete with a 3pc bath and a 3rd bdrm. The bsmt has been conveniently roughed-in for a future in-suite with separate laundry & a cold rm. The O/S dbl garage has in-floor heat & storage. Additional conveniences include a nearby school for grades 1-9, city water/sewage & the potential for subdividing.

Built in 2001

### **Essential Information**

MLS® # E4431140

Price \$1,800,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,615
Acres	10.87
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5201 54 Avenue
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0S0

### **Amenities**

Features	Deck, No Smoking Home, Vaulted Ceiling
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Playground Nearby, River Valley View, River View, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 16th, 2025

Days on Market 13

Zoning Zone 70

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