

Courtesy Of Lisa G Makelki Of 2% Realty Pro

# **\$699,000 - 16 53327 Rge Road 15, Rural Parkland County**

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MLS® #E4427848

**\$699,000**

4 Bedroom, 2.50 Bathroom, 1,733 sqft  
Rural on 3.66 Acres

Northridge Meadows, Rural Parkland County,  
AB

Escape to peaceful country living with this private 3.66 acre property backing onto 40 acres of wooded trails. Well-maintained 1733 sqft acreage makes a perfect retreat or place to grow. A spacious entry welcomes you, leading you to the beautifully designed main floor. There's plenty of storage and counter space in the bright kitchen with an eat-up island, the formal dining room has a coffered ceiling and large sliding doors that lead you to the sunny deck and stunning views of your backyard. The livingroom has lg windows and a cozy fireplace to enjoy. Upstairs has a vaulted ceiling throughout and you'll find 3 large bedrooms, an office, plus 2 full bathrooms. The lower level is partially finished with a 4th Bedroom, future Rec Room and Bathroom. The double detached garage is insulated and heated. New well in 2022 w/ full water treatment and filtration set-up. New carpet and underlay upstairs plus new luxury vinyl plank on the main floor, 2022. Don't miss the opportunity to own a little piece of paradise.

Built in 2004

## **Essential Information**



MLS® #	E4427848
Price	\$699,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,733
Acres	3.66
Year Built	2004
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16 53327 Rge Road 15
Area	Rural Parkland County
Subdivision	Northridge Meadows
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0C3

### **Amenities**

Features	Ceiling 9 ft., Deck, Dog Run-Fenced In, Front Porch, No Smoking Home, Vaulted Ceiling, 9 ft. Basement Ceiling
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting, Treed Lot
Construction	Wood

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 27th, 2025

Days on Market      8

Zoning                 Zone 70

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Listing information last updated on April 4th, 2025 at 6:32pm MDT