

# **\$675,000 - 6 53122 Rge Road 14, Rural Parkland County**

MLS® #E4438240

**\$675,000**

5 Bedroom, 3.00 Bathroom, 1,364 sqft

Rural on 1.96 Acres

Hidden Valley Estates, Rural Parkland County,  
AB

HIDDEN VALLEY ESTATES is an acreage community offering scenic vistas & unparalleled privacy just 10 mins to Spruce Grove & only 20 mins west of Edmonton! This IMMACULATE 5bed|3bath Bi Level w/TRIPLE garage & WALKOUT basement is nestled on 1.96 acres of PRIVATELY, treed land & boasts pride of ownership featuring 10' ceilings, tile & hardwood flring (NO CARPET) on main flr w/spacious kitchen/dining area complete w/excess cabinetry, corner pantry & all appliances; a massive great room w/lrg windows & gas FP perfect for hosting family; 3 generous sized bedrms & 4pce bath; master suite includes 4pce ensuite & walk-in closet. Big & bright finished basement has big windows, 9' ceilings, laminate flring w/2 more well sized bedrms, 3pce bath, lrg laundry/storage rm & a spacious family room. Surrounded by mature trees w/upper deck & covered concrete patio, garden plot, shed, fire pit & so much more! Great location w/pavement right to front door & easy access to HWY 16. Come enjoy the quiet comfort of country living

Built in 2002

## **Essential Information**

MLS® #

E4438240



|                |                        |
|----------------|------------------------|
| Price          | \$675,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,364                  |
| Acres          | 1.96                   |
| Year Built     | 2002                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 6 53122 Rge Road 14   |
| Area        | Rural Parkland County |
| Subdivision | Hidden Valley Estates |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2T3               |

### **Amenities**

|          |   |
|----------|---|
| Features | Ceiling 10 ft., Deck, Parking-Extra, Patio, Walkout Basement, See Remarks, 9 ft. Basement Ceiling |
|----------|---|

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Landscaped, No Back Lane, Treed Lot, Vegetable Garden, See Remarks |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            May 23rd, 2025  
Days on Market      6  
Zoning                Zone 90

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