

# **\$615,000 - 54 53417 Rge Road 14, Rural Parkland County**

MLS® #E4425325

**\$615,000**

4 Bedroom, 2.50 Bathroom, 1,281 sqft

Rural on 2.99 Acres

Hycrest Place I, Rural Parkland County, AB

Don't pass up this incredible opportunity to own an extremely well maintained acreage only 10 minutes from Town located in the Muir Lake School catchment! The possibilities are seemingly endless for this private 2.99 acre lot situated on a corner with TWO access driveways. The east driveway leads to the heated and insulated 26' x 28' garage, and the renovated 4 bedroom bungalow surrounded my manicured grounds and mature trees. Inside you'll find a modern kitchen, open concept dining and living rooms, and a huge and very functional mudroom addition. The basement is developed with an osburn wood stove in the family room, a dedicated laundry room, full bath, and the 4th bedroom. The gated north driveway currently leads to extra parking and wood storage with room to expand! Bring your horses, park your trailers, maybe even build a shop or barn out of the way of the family home! Septic tank and field are less than two years old. New well in 2002! Minutes to Chickakoo Lake Recreation area too!

Built in 1979

## **Essential Information**

MLS® #

E4425325



Price	\$615,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,281
Acres	2.99
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	54 53417 Rge Road 14
Area	Rural Parkland County
Subdivision	Hycrest Place I
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0B5

### Amenities

Features	Deck, Fire Pit
----------	----------------

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Cross Fenced, Fenced, Low Maintenance Landscape, Private Setting, Schools
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 12th, 2025
Days on Market	35
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 16th, 2025 at 2:47pm MDT