

# **\$589,000 - 11 53105 Rge Road 15, Rural Parkland County**

MLS® #E4427813

**\$589,000**

4 Bedroom, 2.00 Bathroom, 1,063 sqft  
Rural on 2.28 Acres

Roslaire Estates, Rural Parkland County, AB

FULLY UPGRADED WALKOUT BUNGALOW!  
2.28 ROLLING ACRES! DOUBLE GARAGE!  
WELCOME TO LOT 11 IN PARKLAND COUNTY'S ROSLAIRE ESTATES. THIS INCREDIBLE HOME WAS BUILT IN 2006 AND HAS 4 BEDROOMS, 2 BATHS, AND 2080 SQUARE FEET OF LIVING SPACE. THE OPEN KITCHEN HAS A SINGLE LEVEL ISLAND, WALK-IN PANTRY, NEW STAINLESS APPLIANCES, MOSAIC TILE BACKSPLASH, AND IVORY CABINTRY. SPACIOUS DINING NOOK IS OFF KITCHEN. LIVING AREA HAS VINYL FLOORS AND GARDEN DOOR ACCESS TO THE NEW 44X12' EXTERIOR RAISED DECK. PRIMARY BEDROOM IS GALLEY STYLE WITH AMPLE ROOM FOR A KING SIZED BED. UPPER LEVEL ALSO HAS A FULL TILED BATH WITH NEW VANITY AND A SECOND BEDROOM. WALK-OUT BASEMENT HAS A GIANT FAMILY ROOM WITH FLEX AREA AND FRENCH DOOR ACCESS TO LOWER EXPOSED AGGREGATE PATIO, 2 MORE BEDROOMS, A BATHROOM WITH SHOWER, UTILITY ROOM (NEW FURNACE 2023), AND A LAUNDRY ROOM WITH SINK. DETACHED GARAGE IS 24X21' WITH 220V POWER. PROPERTY HAS AN ICF FOUNDATION, GARDEN AREAS, AND A LARGE GRAVEL



PARKING PAD. BLUEBERRY SCHOOL  
ZONE.

Built in 2006

**Essential Information**

MLS® #	E4427813
Price	\$589,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,063
Acres	2.28
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

**Community Information**

Address	11 53105 Rge Road 15
Area	Rural Parkland County
Subdivision	Roslaire Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2E2

**Amenities**

Features	Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, R.V. Storage, Vinyl Windows, Walkout Basement
Parking Spaces	6

**Interior**

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Private Setting, Rolling Land, Schools, Shopping Nearby
Construction	Wood
Foundation	Insulated Concrete Form

## Additional Information

Date Listed	March 27th, 2025
Days on Market	16
Zoning	Zone 90

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