



## 44 53504 RGE RD 274 Rural Parkland County AB

\$700,000

Perfectly located just 20 mins west of Edmonton, and 5 mins north of Spruce Grove, you'll find this extremely private, fully treed oasis! Come spend long lazy summer days cozying up in your beautiful, screen-enclosed sunroom, overlooking your breath-taking grounds! This palatial home encompasses 3,190 sqft of air-conditioned living space, and presents unique architectural features you're sure to love! The great room with grand 12' ceilings, fireplace & laminate floors, leads into the kitchen with dining nook & large pantry, and around into a formal dining room with hardwood floors & scenic vistas. This custom built, walk-out bungalow has six large bedrooms, and three full baths. A fully finished basement includes the gargantuan rec room with plush carpet & upgraded underlay, gas fireplace, spacious laundry room & 3 bedrooms, one currently set up as a gym. Find bliss in your personal woodland trails & entertaining around a secluded fire pit, as kids & pets enjoy the safety of a completely fenced 1.24 acres

Listing Presented By:



Originally Listed by:  
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