

# **\$1,300,000 - 27 53117 Rge Road 14, Rural Parkland County**

MLS® #E4439661

**\$1,300,000**

3 Bedroom, 2.50 Bathroom, 1,745 sqft

Rural on 0.73 Acres

Valaspen Place, Rural Parkland County, AB

Life is better at Hubbles Lake! This gorgeous bungalow is situated on a private lot, fully fenced, surrounded by trees with a private dock & full lake access. The spring-fed lake is reserved for non-motorized watercraft, making it perfect for paddleboarding, swimming & unwinding in nature. This unique home feels warm and welcoming, with incredible views of the lake & a walkout basement with a second kitchen. The main floor features a cozy living room with fireplace, a spacious dining room, a bright kitchen plus a spacious primary suite with walk-in closet & 5 piece ensuite. Completing the main floor is another 2 piece bathroom, a large office/creative space & a separate flex space. The fully finished basement has a family room, 2 more large bedrooms & another 3 piece bathroom. The upper deck, lower patio, gardens & landscaping were designed with entertaining in mind! Situated between Hwy 16 & Hwy 16A, enjoy all lake life has to offer, only minutes from Stony Plain, Spruce Grove & Edmonton.

Built in 1998

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4439661    |
| Price  | \$1,300,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,745                  |
| Acres          | 0.73                   |
| Year Built     | 1998                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 27 53117 Rge Road 14  |
| Area        | Rural Parkland County |
| Subdivision | Valaspen Place        |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2T3               |

### Amenities

|          |   |
|----------|---|
| Features | Deck, Fire Pit, Front Porch, Gazebo, Hot Tub, Lake Privileges, No Animal Home, No Smoking Home, Patio, R.V. Storage, Walkout Basement, Natural Gas BBQ Hookup |
|----------|---|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                            |
| Heating           | Fan Coil, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                              |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Lake, Fenced, Fruit Trees/Shrubs, Lake Access Property, Lake View, Landscaped, Recreation Use, Schools, Waterfront Property |
| Construction      | Wood   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 30th, 2025

Days on Market                17

Zoning                            Zone 90

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Listing information last updated on June 16th, 2025 at 1:32pm MDT