

\$1,095,000 - 15 53503 Rge Road 274, Rural Parkland County

MLS® #E4455973

\$1,095,000

4 Bedroom, 3.00 Bathroom, 1,366 sqft

Rural on 3.22 Acres

Fernwood Estates (Parkland), Rural Parkland County, AB

Unique acreage (3.22 acres) with completely renovated 4 bedroom bilevel home, "legal" 3 bedroom Garden Suite, 54'x32' shop (heated, toilet, H&C water, 100 AMP, 14' ceiling & 2x12' doors). The bilevel home features 3 bdrms up & 1 down with the primary bedroom hosting a 3 pc ensuite, 2 full common baths & attached heated 2 car garage. Reno's & improvements to the home include shingles, siding, windows, doors, flooring, paint, baseboards, casings, kitchen cabinets, counters, furnace, HWT, PEX supply lines, A/C, new well & drain field, garden door access to south facing deck with stairs to hot tub & the list goes on! The garden suite (modular) new in 2020 has all permits with Parkland County & was placed on driven piles. Features include spacious kitchen dining & living area, quartz counters, 3 bdrms, 2 baths, sliding door access to deck, septic (pump out) is 2700 gallons. Combined developed living space totals approximately 3565 sq ft. Paved roads & located a short distance north of Spruce Grove.

Built in 1989

Essential Information

MLS® #

E4455973



Price	\$1,095,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,366
Acres	3.22
Year Built	1989
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	15 53503 Rge Road 274
Area	Rural Parkland County
Subdivision	Fernwood Estates (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3R9

Amenities

Features	Deck, Hot Tub, See Remarks
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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	Fenced, Landscaped, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed September 4th, 2025

Days on Market 11

Zoning Zone 70

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Listing information last updated on September 15th, 2025 at 5:17pm MDT