

## \$650,000 - 24-51213 Rge Rd 261, Rural Parkland County

MLS® #E4462524

**\$650,000**

4 Bedroom, 3.00 Bathroom, 1,248 sqft

Rural on 3.09 Acres

Silver Bell Heights, Rural Parkland County, AB

Welcome to this 1,250 sq ft bungalow nestled on 3.09 acres of fully fenced & tree-lined for privacy. Thoughtfully designed for indoor-outdoor living, enjoy large decks at the front & back - ideal for entertaining or peaceful mornings. The open living and dining areas flow together seamlessly, perfect for gatherings. Upstairs features 3 bdrms, a 4-pc bath, & a primary with its own 3-pc ensuite. Convenient main-floor laundry sits by the back entrance. The fully developed basement offers a spacious rec room with wood-burning fireplace & wet bar, a 4th bdrm, 3-pc bath, & ample storage. Triple pane windows, insulation, siding & furnace are only the start of the upgrades done to this home - everything covered! Outside, discover a sunroom overlooking beautifully landscaped gardens, two sheds plus a large barn, & detached carport. The gently hilled lot is rich with mature trees, offering space & privacy for hobbies, pets, & play. Room to roam, grow, and live - this is a place to call home - just 7 mins to Edmonton.

Built in 1978

### Essential Information

MLS® # E4462524

Price \$650,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,248                  |
| Acres          | 3.09                   |
| Year Built     | 1978                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 24-51213 Rge Rd 261   |
| Area        | Rural Parkland County |
| Subdivision | Silver Bell Heights   |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 1B1               |

### Amenities

|          |                                                                                                                                            |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Deck, Fire Pit, Front Porch, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, R.V. Storage, See Remarks |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Modular                                                                                                                 |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Private Setting, Treed Lot, See Remarks |
| Construction      | Modular                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 19                 |
| Zoning         | Zone 90            |

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Listing information last updated on November 5th, 2025 at 7:32pm MST