

# **\$1,295,000 - 27 51222 Rge Road 260, Rural Parkland County**

MLS® #E4432607

**\$1,295,000**

5 Bedroom, 4.00 Bathroom, 3,313 sqft

Rural on 2.62 Acres

Winterridge Estates, Rural Parkland County, AB

**RARE OPPORTUNITY!** Welcome home to this **CUSTOM BUILT 2-Storey** on 2.62 ACRES in prestigious Winterridge Estates. Featuring 5 BEDROOMS and 3 BATHROOMS this home is the perfect blend of luxury, comfort, & space. Fine Craftsmanship is displayed throughout the spacious floorplan that boasts **CENTRAL A/C**, vaulted ceilings & abundance of natural light. Main floor features a chef's kitchen, formal dining area, massive mudroom complete with laundry, full 4 pc. bathroom, living room with gorgeous 2 sided fireplace that connects to the den. Upstairs features huge bonus room for entertainment, 2 spacious bedrooms, full 5 pc bathroom and massive Primary Suite featuring a 5 pc. spa like ensuite and large walk-in closet. Finished basement offers oversized rec room with projector screen, full 3 pc bathroom, 2 more spacious bedrooms, & separate entrance. **PROFESSIONALLY LANDSCAPED** this meticulously designed private oasis has it all. Live your dream & experience the perfect escape with city convenience nearby. **DON'T MISS OUT!**

Built in 2008

## **Essential Information**



MLS® #	E4432607
Price	\$1,295,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,313
Acres	2.62
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	27 51222 Rge Road 260
Area	Rural Parkland County
Subdivision	Winterridge Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1B1

### **Amenities**

Features	Air Conditioner, Deck, Fire Pit, Front Porch, No Smoking Home, Parking-Extra, Vaulted Ceiling, Wet Bar, Natural Gas BBQ Hookup
----------	--

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, No Through Road, Park/Reserve, Private Setting
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 24th, 2025

Days on Market                17

Zoning                              Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 11th, 2025 at 3:02pm MDT