

# **\$629,000 - 17 53102 Rge Road 31, Rural Parkland County**

MLS® #E4435287

**\$629,000**

4 Bedroom, 3.00 Bathroom, 1,417 sqft

Rural on 2.00 Acres

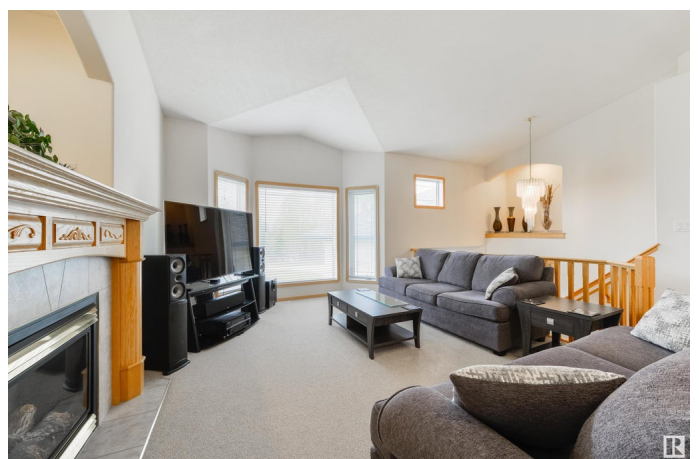
Clear Lake, Rural Parkland County, AB

CUSTOM-BUILT “this original-owner home is ready for its new family! Showcasing a beautiful & open-concept layout, features here include central A/C, vaulted ceilings, a large living room with cozy gas fireplace, great kitchen with center island, stainless appliances, separate dinette, and garden doors leading out to the deck, 4 total bedrooms including a king-sized owner’s suite with walk-in closet & 4pc ensuite, a fully-finished basement, and a HEATED & OVERSIZED double-attached garage to name a few. The property itself is an outdoor lover’s oasis “with a 2-tiered exterior deck (& wet bar set-up!), multiple seating areas, built-in firepit, flower & vegetable gardens throughout, and towering trees offering the perfect amount of privacy, you’re going to fall in love with this space. Located just a short drive from Spruce Grove & Stony Plain “your acreage-living dreams await!

Built in 2004

## **Essential Information**

MLS® #	E4435287
Price	\$629,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,417
Acres	2.00
Year Built	2004
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	17 53102 Rge Road 31
Area	Rural Parkland County
Subdivision	Clear Lake
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0N0

### **Amenities**

Features	Air Conditioner, Deck, Fire Pit, No Animal Home, No Smoking Home, Parking-Extra, Patio, R.V. Storage, Vaulted Ceiling, Wet Bar, 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	Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Ravine View, Recreation Use, Treed Lot, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 8th, 2025  
Days on Market       2  
Zoning                 Zone 90

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Listing information last updated on May 9th, 2025 at 11:17pm MDT