

# **\$1,325,000 - 107 53226 Rge Road 261, Rural Parkland County**

MLS® #E4447278

**\$1,325,000**

4 Bedroom, 3.50 Bathroom, 2,454 sqft

Rural on 0.56 Acres

Helenslea Heath, Rural Parkland County, AB

This stunning home offers loads of space and a fantastic lifestyle. Acreage style living but with convenient municipal services, just minutes from Edmonton & St. Albert. The private, park like back yard is surrounded by a new fence & mature trees, offering a custom deck with cedar pergola, an epic kids play-house, a beautiful fire-pit area, multiple storage sheds, plus the hot-tub & pool (each with custom decks & cedar framing) are negotiable. Front drive access to a HUGE stamped concrete driveway plus a paved parking pad & 2 HUGE garages with epoxy floors. The house has been immaculately renovated, including a custom kitchen, high end flooring, custom ensuite bathroom, new laundry/mud room, newer stucco & windows, custom decks, and excellent landscaping. There is a flex space/office/studio above the 2nd garage with its own balcony overlooking the back yard. Mini Theatre room downstairs, and enough parking for all the family's toys. Excellent property for a family or those that love to host.

Built in 1994

## **Essential Information**

MLS® #

E4447278



Price	\$1,325,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,454
Acres	0.56
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	107 53226 Rge Road 261
Area	Rural Parkland County
Subdivision	Helenslea Heath
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1A3

### Amenities

Features	Air Conditioner, Closet Organizers, Deck, Fire Pit, Hot Tub, Parking-Extra, Pool-Outdoor, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Environmental Reserve, Fenced, Landscaped, No Back Lane, Playground Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 11th, 2025  
Days on Market        9  
Zoning                    Zone 70

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Listing information last updated on July 20th, 2025 at 2:02am MDT