

Courtesy Of Wendi Darling Of Century 21 Masters

# **\$888,000 - 13 51109 Rge Road 271, Rural Parkland County**

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MLS® #E4458086

**\$888,000**

4 Bedroom, 3.50 Bathroom, 2,456 sqft

Rural on 3.90 Acres

Graminia Country Estates, Rural Parkland County, AB

Experience this stunning 2012 custom home on 3.9 private acres, perfect for multi-generational living. A grand living room with 20'™ ceilings, maple fireplace, and custom built-ins creates an inviting centerpiece. The chef's™ kitchen offers custom maple cabinets, gas range, and pot drawers. Step onto the partially covered southwest-facing deck to enjoy sweeping views, pot lights, and speakers for year-round entertaining. Upstairs features 3 spacious bedrooms, including a luxurious primary suite with window bench, balcony, and spa-inspired ensuite with double sinks and soaker tub. The massive walk-out basement adds secondary living space with large windows, walk-in pantry, 2nd kitchen, and separate laundry—ideal for extended families. Eco-friendly features include underground rainwater tanks, pond, and a circular driveway of recycled granite. Triple-car heated/insulated garage suits car enthusiasts or hobbyists. Luxury, practicality, and sustainability with easy access to Devon, Edmonton, Spruce Grove, Leduc

Built in 2012

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4458086               |
| Price          | \$888,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,456                  |
| Acres          | 3.90                   |
| Year Built     | 2012                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 13 51109 Rge Road 271    |
| Area        | Rural Parkland County    |
| Subdivision | Graminia Country Estates |
| City        | Rural Parkland County    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T7X 3Y1                  |

### **Amenities**

|                |                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Features       | Ceiling 9 ft., Deck, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wall Unit-Built-In, 9 ft. Basement Ceiling, Rooftop Deck/Patio |
| Parking Spaces | 8                                                                                                                                     |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|          |      |
|----------|------|
| Exterior | Wood |
|----------|------|

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Flat Site, Hillside, Park/Reserve, Private Setting, Rolling Land, Schools |
| Construction      | Wood                                                                                      |
| Foundation        | Concrete Perimeter                                                                        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 90              |

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Listing information last updated on September 23rd, 2025 at 6:02pm MDT