

## **\$750,000 - 6 51513 Rge Rd 265, Rural Parkland County**

MLS® #E4442311

**\$750,000**

5 Bedroom, 3.00 Bathroom, 1,447 sqft

Rural on 2.99 Acres

Ridgewood Estates, Rural Parkland County,  
AB

Nestled on 2.99 acres & loved by the original owner, this meticulously cared-for 1,447 sf bi-level offers a unique blend of privacy and convenience. Step inside & the inviting entry welcomes you to either level. Upstairs, a bright living room features a gas insert in brick hearth, seamlessly connecting to the dining rm and kitchen, where scenic views complement your morning coffee. Step onto the large rear deck overlooking firepit area & private yard. Down the hall are 3 bdrms & a 4-pc bath; the primary suite having it's own 3-pc ensuite. Venture downstairs to a cozy family room/rec area with a wood-burning fireplace, bar, and walkout. 2 additional bedrooms offer flexibility, 1 perfect for an office or retreat, complete with daylight windows. A bonus in the 3-pc bathroom includes a cedar sauna! Outside, the paved driveway leads to the oversized attached garage & a 28x52 shop w/electric baseboard in storage rm w/ mezz & a main-space wood stove for extra heat in winter. You will love to call this home.

Built in 1976

### **Essential Information**

MLS® # E4442311

Price \$750,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,447                  |
| Acres          | 2.99                   |
| Year Built     | 1976                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6 51513 Rge Rd 265    |
| Area        | Rural Parkland County |
| Subdivision | Ridgewood Estates     |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 1E3               |

### Amenities

|          |                                                                                                                                          |
|----------|------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Deck, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home, Sauna; Swirlpool; Steam, Walkout Basement, Workshop, 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          | Wood                                                              |
| Exterior Features | Golf Nearby, Landscaped, Treed Lot, Vegetable Garden, See Remarks |
| Construction      | Wood                                                              |
| Foundation        | Concrete Perimeter                                                |

### Additional Information

Date Listed June 11th, 2025

Days on Market 5

Zoning Zone 90

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Listing information last updated on June 16th, 2025 at 1:17am MDT