

\$424,900 - 5 53504 Rge Road 14, Rural Parkland County

MLS® #E4451583

\$424,900

4 Bedroom, 2.50 Bathroom, 2,770 sqft

Rural on 1.50 Acres

Cherlyn Heights, Rural Parkland County, AB

So much ROOM for everyoneâ€™inside and out! This WARM and INVITING 1.5-STOREY home sits on a PRIVATE, MATURE-TREED lot and offers nearly 2800 SQFT of FINISHED SPACE with 4 BEDROOMS, 2.5 BATHS, and cozy spaces to gather or unwind. The kitchen is BRIGHT and FUNCTIONAL with SOLID PINE cabinetry, STAINLESS appliances, and 3 SKYLIGHTS that fill the space with NATURAL LIGHT. MAIN FLOOR LAUNDRY, MUDROOM, and a COVERED DECK perfect for MORNING COFFEE or late-night CHATS. The OWNERâ€™S RETREAT spans the entire top floorâ€™VAULTED CEILINGS, FIREPLACE, WALK-IN CLOSET, and PRIVATE BALCONY. The yard is QUIET, PRIVATE, and FULL OF TREESâ€™and with EASY ACCESS to HWY 16 and 16A, youâ€™re set up for a QUICK COMMUTE and CONVENIENT LIVING.

Built in 1978

Essential Information

MLS® #	E4451583
Price	\$424,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,770
Acres	1.50
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	5 53504 Rge Road 14
Area	Rural Parkland County
Subdivision	Cherlyn Heights
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0B5

Amenities

Features	Deck, Dog Run-Fenced In, Parking-Extra, R.V. Storage, Skylight, Vaulted Ceiling
----------	---

Interior

Interior Features	ensuite bathroom
Heating	Baseboard, Forced Air-1, Electric, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting, Recreation Use, Treed Lot
Construction	Wood
Foundation	Block, Piling

Additional Information

Date Listed	August 7th, 2025
Days on Market	7

Zoning

Zone 70

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 August 14th, 2025 at 7:47am MDT