

Courtesy Of Byron J Marlin Of MORE Real Estate

# **\$759,900 - 37 52001 Rge Road 275, Rural Parkland County**

MLS® #E4457949

**\$759,900**

4 Bedroom, 3.00 Bathroom, 1,496 sqft

Rural on 1.08 Acres

Lily Lake Estates (Parkland), Rural Parkland County, AB

Here is your chance to get into the Lily Lake Estates lifestyle!! Relaxed country atmosphere close to town and commuter routes. This executive bungalow features over an acre of private park like landscaping, a new black chain link fence with front gate and over 80 trees imported to the property. The massive 4" thick asphalt drive way will easily accommodate R.V./trailer parking. Outbuildings include 3 sheds (12x16 completely finished with 8' overhead door and power, 10x12 and a 12x20 tarp type shed on gravel pad). Inside you will be greeted by vaulted ceilings and a floor plan great for entertaining. The kitchen boasts a large island with S.S. appliances & quartz counters. The large primary bedroom is complete with a fully renovated 4 pc ensuite. The 2nd bedroom, full bathroom, den and a laundry room round out the main floor. Downstairs you will find a monstrous family room, 4 pc bath, 3rd and 4th bedrooms. The 24x25 heated garage boasts epoxy flooring installed in 2020. New A/C, Furnace and HWT (2025).

Built in 2005

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4457949               |
| Price          | \$759,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,496                  |
| Acres          | 1.08                   |
| Year Built     | 2005                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 37 52001 Rge Road 275        |
| Area        | Rural Parkland County        |
| Subdivision | Lily Lake Estates (Parkland) |
| City        | Rural Parkland County        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T7X 3V2                      |

### Amenities

|          |                                                         |
|----------|---------------------------------------------------------|
| Features | Air Conditioner, Deck, Detectors Smoke, Vaulted Ceiling |
|----------|---------------------------------------------------------|

### 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 | Fenced, Landscaped, Level Land |
| Construction      | Wood                           |
| Foundation        | Concrete Perimeter             |

### Additional Information

Date Listed September 16th, 2025

Days on Market 1

Zoning Zone 90

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Listing information last updated on September 17th, 2025 at 7:17pm MDT