

## \$797,500 - 26 53503 Rr 274, Rural Parkland County

MLS® #E4446075

**\$797,500**

5 Bedroom, 3.50 Bathroom, 1,888 sqft

Rural on 3.78 Acres

Fernwood Estates (Parkland), Rural Parkland County, AB

Fronting environmental reserve with no neighbours in sight sits a 5 bedroom, 4 bathroom, 1800sq.ft fully finished 2 storey home. Attached is a triple car heated garage and steps away is another detached triple shop! This 3.7 acre property is located just minutes North of Spruce Grove on paved roads in Fernwood Estates. The home is ready to welcome its new family for years to come and is designed to impress with soaring 17 ft ceilings upon entry with expansive windows showcasing the views of the landscape and mature trees. The main floor features the kitchen, dining, living and a spacious mudroom w/ laundry keeping the mess of acreage life contained. Upstairs offers 2 bedrooms and main bath as well as a primary retreat w/ 5 pce ensuite and WIC. The basement has 2 additional bedrooms and a rec. room perfect for family movie night! Outside is partially fenced and ready to bring your acreage dreams to life from campfires to horses and hobby farm plans! Welcome to country living, welcome home.

Built in 1998

### Essential Information

MLS® # E4446075

Price \$797,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,888                  |
| Acres          | 3.78                   |
| Year Built     | 1998                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 26 53503 Rr 274             |
| Area        | Rural Parkland County       |
| Subdivision | Fernwood Estates (Parkland) |
| City        | Rural Parkland County       |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T7X 3R9                     |

### Amenities

|          |                                    |
|----------|------------------------------------|
| Features | Air Conditioner, Deck, See Remarks |
|----------|------------------------------------|

### Interior

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

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood                                                       |
| Exterior Features | Flat Site, Park/Reserve, Private Setting, Partially Fenced |
| Construction      | Wood                                                       |
| Foundation        | Concrete Perimeter                                         |

### Additional Information

Date Listed July 4th, 2025

Days on Market 32

Zoning Zone 70

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Listing information last updated on August 5th, 2025 at 3:02pm MDT