

# **\$597,500 - 112 53319 Rge Road 14, Rural Parkland County**

MLS® #E4459427

**\$597,500**

4 Bedroom, 3.00 Bathroom, 1,338 sqft

Rural on 1.34 Acres

Glory Lake Park, Rural Parkland County, AB

Walkout bi-level on 1.34 fully treed acres, only 10 minutes from town. Enjoy a fully fenced, private yard that feels like a secluded retreat, complete with a large, fully finished gardening space. This custom-built home offers 4 bedrooms, 3 bathrooms, and vaulted ceilings that flood the open-concept layout with natural light, anchored by a cozy gas fireplace. The spacious kitchen features granite countertops, quality cabinetry, and modern appliances. A generous laundry room with sink, central air conditioning, and a heated attached garage with epoxy flooring add everyday comfort and convenience. Behind the property, a 3 km treed reserve provides unmatched privacy and trails to explore, with multiple walking paths on and off the property. Tucked within the trees, a hidden firepit area offers a completely private space to relax or entertain. This property truly has it all!

Built in 2001

## **Essential Information**

MLS® # E4459427

Price \$597,500

Bedrooms 4

Bathrooms 3.00



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,338                  |
| Acres          | 1.34                   |
| Year Built     | 2001                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 112 53319 Rge Road 14 |
| Area        | Rural Parkland County |
| Subdivision | Glory Lake Park       |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 0C2               |

### Amenities

|          |                               |
|----------|-------------------------------|
| Features | Walkout Basement, See Remarks |
|----------|-------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood                                                                  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Private Setting, Treed Lot |
| Construction      | Wood                                                                  |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 56                   |
| Zoning         | Zone 70              |

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