

\$750,000 - 23-51514 Rge Rd 261, Rural Parkland County

MLS® #E4463276

\$750,000

4 Bedroom, 3.00 Bathroom, 1,683 sqft

Rural on 2.99 Acres

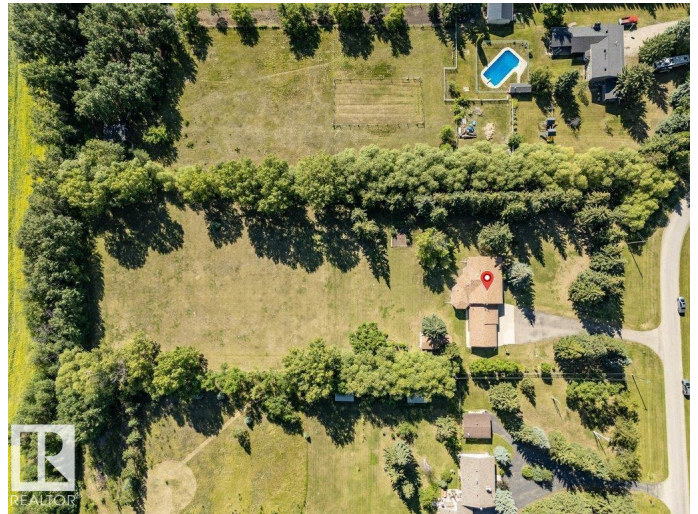
Fleming Park, Rural Parkland County, AB

Just minutes from Edmonton, this beautifully kept Bi-level sits on 2.99 acres with paved access right to the door. The 1,683 sq ft main floor features a spacious living/dining area. A bright & spacious kitchen has island w/ hidden compartment & full stand-up fridge and freezer. In addition, the sunny eating area has access to the multi-use sunroom. Along with the 4-pc main bath, there are two bedrooms up, including a primary with 4-pc ensuite and large walk-in closet w/ dresser. The fully finished basement offers amazing flexibility with a second kitchen, recreation room, two more bedrooms, 4-pc bath, flex room, wine/cold room, and generous storage. Perfect for hobbyists, there is a large garden/storage shed, 4 car oversize garage, and loads of space to create. Mature trees line the lawn, an abundance of berries, with peaceful farmland at the rear. A rare mix of space, comfort, and convenience. See Info Pack available.

Built in 1975

Essential Information

MLS® #	E4463276
Price	\$750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,683
Acres	2.99
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	23-51514 Rge Rd 261
Area	Rural Parkland County
Subdivision	Fleming Park
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1B3

Amenities

Features	Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage, Sunroom, Workshop, See Remarks, Natural Gas BBQ Hookup
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Treed Lot, Vegetable Garden, See Remarks, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter, Preserved Wood

Additional Information

Date Listed	October 23rd, 2025
Days on Market	4
Zoning	Zone 90

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Listing information last updated on October 26th, 2025 at 10:17pm MDT