

# **\$989,888 - 6 52019 Rge Rd 20, Rural Parkland County**

MLS® #E4409354

**\$989,888**

3 Bedroom, 2.50 Bathroom, 2,123 sqft

Rural on 3.01 Acres

Sunnyside Park, Rural Parkland County, AB

AT LAST...a home that has it all. Superb in design, character, sophistication, spaciousness, and LOCATION! Only 10 mins southwest of Stony Plain. Excellence exudes throughout, with the open concept living room featuring a grand floor to ceiling stone gas fireplace, granite laden throughout, a designer kitchen featuring a large island, makes it perfect for ENTERTAINING! Main floor laundry with loads of cabinetry, enormous primary with 5 piece ensuite, walk-in closet. 2 more ample sized bedrooms up , 2 pc powder room & a 4 piece upper level bath. The unspoiled walkout basement level is R/I in for a 4th bath, & room for two more beds & a family room, or a theater room! Triple oversized insulated garage w/ floor drain and RI for gas. With 3 acres, no neighbors behind, build in time for summer 2025! Then enjoy the sunset & views of nature from your 12 x 36 deck leading to your walk out level, or your covered front 8 x 22 veranda.\*photos from previous show home\* approximately 6 mts to build from permits\*

Built in 2024

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4409354  |
| Price    | \$989,888 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,123                  |
| Acres          | 3.01                   |
| Year Built     | 2024                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6 52019 Rge Rd 20     |
| Area        | Rural Parkland County |
| Subdivision | Sunnyside Park        |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2G5               |

### Amenities

|          |  |
|----------|--|
| Features | Closet Organizers, Front Porch, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Vacuum System-Roughed-In |
|----------|--|

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Private Setting, Recreation Use |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

Date Listed           October 6th, 2024

Days on Market     195

Zoning               Zone 90

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Listing information last updated on April 19th, 2025 at 2:32am MDT