

\$825,000 - #2 51504 Rge Road 264, Rural Parkland County

MLS® #E4419002

\$825,000

4 Bedroom, 3.00 Bathroom, 2,163 sqft

Rural on 3.31 Acres

Falcon Hill, Rural Parkland County, AB

Private 2163 sqft spacious custom 2 storey home, nestled on 3.31 Acres in a quiet cul de sac. Walk out basement, rap around deck, vaulted ceilings, 4 bedrooms, 3 bathrooms, oversized heated attached garage, with beautiful views surrounded by pastures and trees only 12 mins to Edmonton, 10 mins to Devon. The home has a gas fireplace and woodburning fireplace. The property is fully fenced with a pond and a horse shelter. The custom drilled well allows access to fresh water year round, with over 600 gallons. The home is equipped with an updated filtration system softener & pressure tank. Built in filter system in the kitchen for drinking water. Lot of updates done, new roof with 30 years warranty(2022), septic tank, pipes, new pump & alarm (Nov 2024). Furnace cleaning was done (Nov 2024), new flooring in walkout basement (Jan 2025). A firepit is nearby the house, lots of space for entertainment.

Built in 1999

Essential Information

MLS® #	E4419002
Price	\$825,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,163
Acres	3.31
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	#2 51504 Rge Road 264
Area	Rural Parkland County
Subdivision	Falcon Hill
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1E3

Amenities

Features	See Remarks
Parking Spaces	4

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Flat Site, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 23rd, 2025
Days on Market	100

Zoning

Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 1:02pm MDT