

# **\$629,000 - 17 53102 Rge Road 31, Rural Parkland County**

MLS® #E4435287

**\$629,000**

4 Bedroom, 3.00 Bathroom, 1,417 sqft

Rural on 2.00 Acres

Clear Lake, Rural Parkland County, AB

CUSTOM-BUILT “this original-owner home is ready for its new family! Showcasing a beautiful & open-concept layout, features here include central A/C, vaulted ceilings, a large living room with cozy gas fireplace, great kitchen with center island, stainless appliances, separate dinette, and garden doors leading out to the deck, 4 total bedrooms including a king-sized owner’s suite with walk-in closet & 4pc ensuite, a fully-finished basement, and a HEATED & OVERSIZED double-attached garage to name a few. The property itself is an outdoor lover’s oasis “with a 2-tiered exterior deck (& wet bar set-up!), multiple seating areas, built-in firepit, flower & vegetable gardens throughout, and towering trees offering the perfect amount of privacy, you’re going to fall in love with this space. Located just a short drive from Spruce Grove & Stony Plain “your acreage-living dreams await!

Built in 2004

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4435287  |
| Price    | \$629,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,417                  |
| Acres          | 2.00                   |
| Year Built     | 2004                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 17 53102 Rge Road 31  |
| Area        | Rural Parkland County |
| Subdivision | Clear Lake            |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 0N0               |

### **Amenities**

|          |   |
|----------|---|
| Features | Air Conditioner, Deck, Fire Pit, No Animal Home, No Smoking Home, Parking-Extra, Patio, R.V. Storage, Vaulted Ceiling, Wet Bar, See Remarks |
|----------|---|

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Ravine View, Recreation Use, Treed Lot, Vegetable Garden, See Remarks |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 16            |
| Zoning         | Zone 90       |

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Listing information last updated on May 24th, 2025 at 11:32am MDT