

Courtesy Of David M Ozubko Of Real Broker

# **\$729,900 - 19 53117 Rge Road 14, Rural Parkland County**

MLS® #E4456113

**\$729,900**

4 Bedroom, 3.50 Bathroom, 2,298 sqft

Rural on 0.52 Acres

Valaspen Place, Rural Parkland County, AB

Set on a 0.52 acre lot with private shoreline, this lakeside retreat in gated Valaspen Place offers rare access to Hubbles Lake, one of Alberta's most pristine spring-fed lakes with crystal-clear waters and a no-motorboat policy for peace and privacy. Over 3600sqft of living space 4 bedroom 3.5 bathroom hillside split blends comfort and nature with vaulted cedar ceilings, sunlit open spaces and sweeping lake views. Outdoor living includes a wraparound main deck, upper deck and shaded walkout patio ideal for entertaining or relaxing. Recent upgrades feature a NEW METAL ROOF with lifetime guarantee and fresh paint for worry-free ownership, septic -2004, Well 385ft depth. A heated double garage, abundant parking welcome RVs and recreational vehicles, while the upper-level nanny suite with private entrance and kitchenette provides versatility for multi-generational living or long-term guests. From sunrise paddleboarding to sunset gatherings, this home is ideal for families, seeking the Hubbles Lake lifestyle.

Built in 1983

## **Essential Information**

MLS® #

E4456113



|                |                        |
|----------------|------------------------|
| Price          | \$729,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,298                  |
| Acres          | 0.52                   |
| Year Built     | 1983                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Split         |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 19 53117 Rge Road 14  |
| Area        | Rural Parkland County |
| Subdivision | Valaspen Place        |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2T3               |

### Amenities

|          |                                                                                                                                                 |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Closet Organizers, Detectors Smoke, Lake Privileges, Open Beam, Parking-Extra, Patio, R.V. Storage, Skylight, Vaulted Ceiling, Walkout Basement |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                                        |
|-------------------|----------------------------------------|
| Interior Features | ensuite bathroom                       |
| Heating           | Forced Air-1, See Remarks, Natural Gas |
| Fireplace         | Yes                                    |
| Stories           | 5                                      |
| Has Basement      | Yes                                    |
| Basement          | Full, Finished                         |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                              |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Fenced, Hillside, Lake Access Property, Landscaped, No |

Through Road, Paved Lane, Playground Nearby, Private Setting,  
Waterfront Property

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed September 4th, 2025

Days on Market 57

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 October 31st, 2025 at 2:47pm MDT