

Courtesy Of Carson Langridge Of Real Broker

# **\$899,900 - 9 53522 Rge Road 272, Rural Parkland County**

MLS® #E4458342

**\$899,900**

4 Bedroom, 3.00 Bathroom, 1,866 sqft

Rural on 1.00 Acres

Century Gates, Rural Parkland County, AB

Stunning Luxury Half-Duplex Bungalow in Gated Community! This unit offers the **LARGEST** floorplan with just under 1900sqft above grade. Just 5 minutes from Spruce Grove, this executive home offers the perfect blend of privacy, convenience, and upscale living. Backing onto a serene pond with pathways exclusive to the community, youâ€™ll enjoy peaceful views right from your backyard. The main floor boasts 10 ft ceilings, **BRAND NEW VINYL PLANK FLOORING**, a bright living room with fireplace, and a gourmet kitchen featuring a large island and separate dining areaâ€”ideal for entertaining. Two massive bedrooms, two full bathrooms and a large den that can be used for office space, complete the main floor. The fully finished basement offers even more living space with two additional bedrooms, a full bathroom, a recreation area, and another cozy fireplace. Step outside to a beautifully landscaped yard with a deck that overlooks a tranquil treed backdrop. **NEW FURNACE, A/C, SHED IN THE BACK**, and so much more!!

Built in 2012

## **Essential Information**

MLS® #

E4458342



|                |             |
|----------------|-------------|
| Price          | \$899,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,866       |
| Acres          | 1.00        |
| Year Built     | 2012        |
| Type           | Rural       |
| Sub-Type       | Half Duplex |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9 53522 Rge Road 272  |
| Area        | Rural Parkland County |
| Subdivision | Century Gates         |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3M5               |

### Amenities

|          |                                   |
|----------|-----------------------------------|
| Features | Ceiling 10 ft., Deck, 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, Fenced, Landscaped, Park/Reserve, Shopping Nearby, Stream/Pond |
| Construction      | Wood                                                                                  |
| Foundation        | Concrete Perimeter                                                                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 43                   |
| Zoning         | Zone 70              |
| Condo Fee      | \$662                |

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Listing information last updated on October 31st, 2025 at 8:02pm MDT