

# \$650,000 - 24-51213 Rge Rd 261, Rural Parkland County

MLS® #E4462524

## \$650,000

4 Bedroom, 3.00 Bathroom, 1,248 sqft  
Single Family on 3.09 Acres

Silver Bell Heights, Rural Parkland County,  
Alberta

Welcome to this 1,250 sq ft bungalow nestled on 3.09 acres of fully fenced & tree-lined for privacy. Thoughtfully designed for indoor-outdoor living, enjoy large decks at the front & back - ideal for entertaining or peaceful mornings. The open living and dining areas flow together seamlessly, perfect for gatherings. Upstairs features 3 bdrms, a 4-pc bath, & a primary with its own 3-pc ensuite. Convenient main-floor laundry sits by the back entrance. The fully developed basement offers a spacious rec room with wood-burning fireplace & wet bar, a 4th bdrm, 3-pc bath, & ample storage. Triple pane windows, insulation, siding & furnace are only the start of the upgrades done to this home - everything covered! Outside, discover a sunroom overlooking beautifully landscaped gardens, two sheds plus a large barn, & detached carport. The gently hilled lot is rich with mature trees, offering space & privacy for hobbies, pets, & play. Room to roam, grow, and live - this is a place to call home - just 7 mins to Edmonton. (id:6289)

Built in 1978

## Essential Information

Listing #	E4462524
Price	\$650,000
Bedrooms	4



Bathrooms	3.00
Square Footage	1,248
Acres	3.09
Year Built	1978
Type	Single Family
Style	Bungalow

### Community Information

Address	24-51213 Rge Rd 261
Subdivision	Silver Bell Heights
City	Rural Parkland County
Province	Alberta
Postal Code	T7Y1B1

### Amenities

Amenities	Golf Course
Features	Private setting, Treed, See remarks, No Animal Home, No Smoking Home
Parking	Carport, RV
# of Garages	1

### Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Water softener
Heating	Forced air
Fireplace	Yes
Fireplaces	Wood
# of Stories	1
Has Basement	Yes

### Listing Details

Listing Office RE/MAX Excellence



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