

\$1,395,000 - 36 53413 Rr 274, Rural Parkland County

MLS® #E4449066

\$1,395,000

3 Bedroom, 3.00 Bathroom, 2,290 sqft

Rural on 2.00 Acres

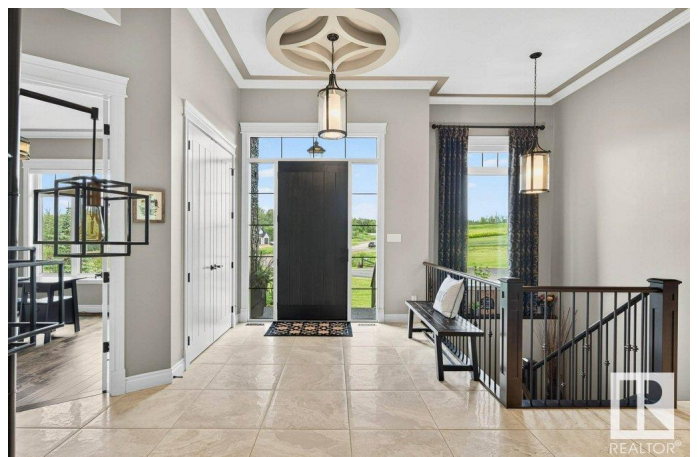
Southview Ridge (Parkland), Rural Parkland County, AB

Experience luxury living just minutes North of Spruce Grove in this stunning walkout bungalow on a beautifully kept acreage backing a treed reserve. This exquisite home features a spacious open concept main floor living/dining area, granite counters, SS Appliances, gas fireplace, high ceilings, a large bright office w/built-ins, convenient MF laundry & lots of storage. The KING SIZE primary suite has a SPA inspired 6-piece ensuite (DOUBLE GLASS SHOWER) and private dressing room. The fully developed walkout basement offers a large recreation room, gas fireplace, wet bar, in-floor heating, and two bedrooms with a Jack & Jill bathroom—perfect for guests or family. Enjoy year-round comfort with A/C and a covered back deck & patio. Park all your cars & toys in the oversized 4-car attached garage, which is insulated, heated & bright. Step outside to a beautifully professionally developed fire pit area with a retaining wall—ideal for entertaining under the stars. Enjoy trees, birds, and peace in this property!

Built in 2014

Essential Information

MLS® #	E4449066
Price	\$1,395,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,290
Acres	2.00
Year Built	2014
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

Community Information

Address	36 53413 Rr 274
Area	Rural Parkland County
Subdivision	Southview Ridge (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3R9

Amenities

Features	Air Conditioner, Bar, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, Hot Tub, Hot Water Instant, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup
Parking Spaces	12

Interior

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

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Hillside,

Low Maintenance Landscape, No Back Lane, No Through Road,
Schools, Partially Fenced

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed July 22nd, 2025

Days on Market 11

Zoning Zone 70

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Listing information last updated on August 2nd, 2025 at 7:17pm MDT