

# **\$875,000 - 9a 53521 Rge Road 272, Rural Parkland County**

MLS® #E4452979

**\$875,000**

4 Bedroom, 3.00 Bathroom, 1,653 sqft

Rural on 1.00 Acres

Century Gates, Rural Parkland County, AB

LUXURY GATED COMMUNITY 45+ country living! 5 MIN TO SPRUCE GROVE, 15 MIN TO THE HENDAY HWY. This 1652 sq ft bungalow was the original show home, tons of upgrades! Over 3000 square ft of useable space. STUNNING VAULT CIELINGS. MASSIVE backyard for your exclusive use! Treed private, BACKS ONTO A HUGE POND WITH WALKING PATHS EXCLUSIVE USE TO THE COMPLEX. Private storage for your RV, boat, or trailer. Expect to find beautiful cabinets, lots of granit counter tops, & featured fireplace. NEW: VINYL PLANK FLOORING, NEW FURNACE. Main floor has 2 bedrooms, the master HAS GEORGOUS VIEW & has an ensuite built for pampering. The O/S dining area walks out onto a massive covered deck! TRIPPLE GARAGE. Downstairs is professionally finished. 2 additional bedrooms, massive family room, 3 piece bath & storage. IMAGINE NO MORE SHOVELING, front lawn is looked after too. This very unique complex is so special in so many ways. A Must see to really appreciate!!!

Built in 2012

## **Essential Information**

MLS® #

E4452979



|                |             |
|----------------|-------------|
| Price          | \$875,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,653       |
| Acres          | 1.00        |
| Year Built     | 2012        |
| Type           | Rural       |
| Sub-Type       | Half Duplex |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 9a 53521 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, Fire Pit, No Smoking Home, See Remarks |
|----------|--------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| 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, See Remarks |
| Construction      | Wood                                                                                               |
| Foundation        | Concrete Perimeter                                                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 73                |
| Zoning         | Zone 70           |
| Condo Fee      | \$662             |

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Listing information last updated on October 26th, 2025 at 10:47am MDT