

# **\$768,900 - 220 54130 Rge Road 12, Rural Parkland County**

MLS® #E4437443

**\$768,900**

3 Bedroom, 3.50 Bathroom, 1,709 sqft

Rural on 2.99 Acres

Cedar Heights, Rural Parkland County, AB

You'll be set for summer at this perfect country retreat in sought-after Cedar Heights! Located on paved roads to the driveway it features fantastic access to Stony Plain, Spruce Grove, and St. Albert! This stunning 1.5-storey home offers an idyllic escape. Enjoy so many benefits of ownership including having two primary bedrooms upstairs then a cozy living room, flex space and a fantastic kitchen with a massive dinette on the main floor! This home is designed for comfort and function. The fully finished basement adds even more space with a third bedroom, third full bath and a sprawling recreation area for memorable family nights. Outside is summer-approved with a show stopping multi-level deck, perfect for soaking up the sun or hosting loved ones. A social area with a firepit ensures unforgettable gatherings. Plus, a detached double garage provides extra parking or storage. This move-in-ready acreage invites you to embrace the tranquility and beauty of country livingâ€”donâ€™t miss your chance!

Built in 2002

## **Essential Information**

MLS® # E4437443

Price \$768,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,709
Acres	2.99
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	220 54130 Rge Road 12
Area	Rural Parkland County
Subdivision	Cedar Heights
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0A5

### **Amenities**

Features	Air Conditioner, Deck, Fire Pit, See Remarks
----------	--

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Cul-De-Sac, Landscaped, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 20th, 2025
-------------	----------------

Days on Market 30

Zoning Zone 70

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 June 19th, 2025 at 6:17pm MDT