

# **\$1,699,900 - 45 54104 Rge Road 274, Rural Parkland County**

MLS® #E4427865

**\$1,699,900**

4 Bedroom, 3.00 Bathroom, 2,127 sqft

Rural on 2.55 Acres

Brenmar Estates, Rural Parkland County, AB

Stunning Custom Walkout Bungalow in Brenmar Estates â€” Acreage Living Near Spruce Grove! Welcome to 45 Brenmar Estates â€” a breathtaking 4000 sq. ft. walkout bungalow that perfectly blends luxury, comfort, and country living. Situated on a spacious 2.5 acre lot, this custom-built home offers 4 bedrooms, 3 bathrooms, oversized triple garage, and a fully finished SHOP. Step inside to a thoughtfully designed open-concept layout featuring a gourmet kitchen with a walk-in servery, a spacious dining area, and a cozy living room with a fireplace - ideal for entertaining or relaxing. The primary suite is a private retreat with a huge walk-in closet and a spa-inspired ensuite featuring a soaker tub and double vanities. A second bedroom, a 4-piece bath, laundry room, and mudroom complete the main floor. The walkout basement features New York style bar! Enjoy the peace and tranquility from your enormous deck - acreage living just minutes from Spruce Grove and a short drive to Edmonton. This property is a rare find.

Built in 2022

## **Essential Information**

MLS® #

E4427865



|                |                        |
|----------------|------------------------|
| Price          | \$1,699,900            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,127                  |
| Acres          | 2.55                   |
| Year Built     | 2022                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 45 54104 Rge Road 274 |
| Area        | Rural Parkland County |
| Subdivision | Brenmar Estates       |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3S4               |

### Amenities

|          |   |
|----------|---|
| Features | Fire Pit, Hot Water Instant, Walkout Basement, Wet Bar, Workshop, See Remarks, HRV System |
|----------|---|

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                       |
| Heating           | Forced Air-1, Natural Gas, See Remarks |
| Stories           | 2                                      |
| Has Basement      | Yes                                    |
| Basement          | Full, Finished                         |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Cul-De-Sac, Environmental Reserve, Low Maintenance Landscape, Rolling Land, See Remarks |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed March 24th, 2025

Days on Market 26

Zoning Zone 70

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Listing information last updated on April 19th, 2025 at 3:47pm MDT