



**Rural Parkland County**    **M: 4   R: 25   T: 51   S: 17**    **Q: S   LP: \$899,000**  
**23 51209 RGE RD 255**    **SP:**    **ACTIVE** M

**Postal Code:** T7Y 1A8    **List ID #:** E4313593  
**Nearest Town:** Edmonton    **Type:** Detached Single Family  
**Bedrooms:** 9    **Year Built:** 2000  
**Baths:** Full: 3    Half: 1    **Zoning:**  
**Tot Area (SF):** 2,704.78    **Condo/HOA:** /  
**Legal Desc:** Plan: 4572 RS    **Block:** 1    **Lot:** 23

Fantastic acreage in coveted Woodbend Place! Minutes from Edm amenities and steps from the river! 2700 sq ft! 9 bedrooms! This tasteful 2-storey built by HomeExx Homes with 3.5 baths sits on 2.16 acres of prime river-area land with rolling hills and farmers fields. The subdivision backs onto reserve land which continues east to the river! Inside, a magnificent central stairway greets you with brand new vinyl plank and carpet flooring on main and upper level, along with new paint! Spacious main flr den, large mudroom and walkthru pantry to kitchen. Classy oak cabinets with granite counters, SS appliances, adjacent dining and open concept living room. Large deck overlooking the sunny SE facing yard. Main floor primary bdrm features 4pc ensuite, w/i closet, and beautiful built-in with fireplace! Upstairs provides 5 bdrms! Or 3 + library and craft room, or 2 +...etc! The options are endless! Basement rec room and 3 more bedrooms down! Minutes to Blackhawk and Petroleum Club. River valley trails out your door!

**Directions:** From Maskekosihk Trail take 215 St south (Winterburn Rd). Turn east on TWP RD 512A. Continue around the bend at the end so you are heading south. Turn east at Poplar Drive into Woodbend Place. Home is first on your right as you go down the hill.

	<b>1-pc</b>	<b>2-pc</b>	<b>3-pc</b>	<b>4-pc</b>	<b>5-pc</b>	<b>6-pc</b>		<b>Dimension</b>	<b>Lvl</b>	<b>Lvl</b>	<b>Mtr</b>	<b>SqFt</b>	<b>ACClr:</b>
<b>Baths:</b>	2	4	4	3				<b>Living Rm:</b> 5.30 x 6.24	M	<b>ML:</b>			<b>ACCul:</b>
<b>Ensuite:</b>								<b>Dining Rm:</b> 3.04 x 3.78	M	<b>UL:</b>			<b>ACFnc:</b>
<b>Bds AbGd:</b>	6							<b>Kitchen:</b> 3.73 x 3.78	M	<b>AG:</b>			<b>ACFree:</b>
<b>Rms AbGd:</b>	9							<b>Family Rm:</b>		<b>LL:</b>			<b>ACIrr:</b>
<b>Addl Rms:</b>	3							<b>Den:</b> 3.41 x 3.40	M	<b>BG:</b>			<b>ACLsh:</b>
<b>FPL Y/N:</b>	Yes							<b>Mst bdrm:</b> 4.78 x 4.25	M	<b>TAG:</b>	251.28	2,704.78	<b>ACPst:</b>
<b>FPL Fuel:</b>	Gas							<b>Bedrm 2:</b> 3.70 x 3.35	U				<b>ACWtr:</b>
<b>Garage:</b>	Yes							<b>Bedrm 3:</b> 3.03 x 4.04	U				
								<b>Bedrm 4:</b> 3.38 x 3.42	U				
								<b>Bonus Rm:</b>					

<b>Style:</b> 2 Storey	<b>Other Rms:</b> Other Room 1 <b>Bedroom</b>
<b>Flooring:</b> Carpet, Vinyl Plank	Other Room 2 <b>Bedroom</b>
<b>Construction:</b> Wood Frame	Other Room 3 <b>Recreation Room</b>
<b>Roof :</b>	Other Room 4 <b>Bedroom</b>
<b>Remodeled:</b>	Other Room 5 <b>Bedroom</b>
<b>Exterior:</b> Brick, Vinyl	Other Room 6 <b>Bedroom</b>
<b>Out Bldg:</b>	<b>Foundation:</b> Concrete
<b>Heating Type:</b> Forced Air-1	<b>Basement:</b> Full
<b>Heating Fuel:</b> Natural Gas	<b>Bsmt Dev:</b> Fully Finished
<b>Parking:</b> Insulated, Parking Pad Cement/Paved, RV Parking, Triple Garage Attached	<b>Equip Incl:</b>
<b>Attach Goods Excl:</b>	<b>IrrigEquip:</b>
	<b>Heat Paid For:</b> Paid For
	<b>Power Pd For:</b> Paid For
	<b>Water Supply:</b> Cistern
	<b>Swr/Septic:</b> Septic Tank & Field
<b>Goods Incl:</b> Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Water Softener, Window Coverings	<b>Prk Plan Typ:</b>
	<b>Prk Plan Desc:</b>
	<b>Prk Pln Unit:</b>
<b>Site Infl:</b> Airport Nearby, Environmental Reserve, Golf Nearby, Landscaped, No Through Road, Private Setting, Rolling Land, Ski Hill Nearby	<b>Encl Prk:</b>
	<b>Features:</b> Air Conditioner, Deck, Exterior Walls- 2"x6", Front Porch, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows, Vacuum System-Roughed-In

**Frontage (M):**    **Lot Dimen:**  
**Depth (M):**    **Lot Shape:**  
**Road Access:** Paved, Paved Driveway to House    **Land Use:**  
**Conform Rpt:** TITLE    **Yr:**    **Front Exp:** Northwest

**Tax Amount:** \$5,252.06    **Tax Year:** 2022  
**Virtual Tour:** URL-Virtual Tour  
**Brochure:** URL-Brochure