



## Rural Parkland County

#39 53504 RGE RD 280

M: 4 R: 28 T: 53 S: 36 Q:

LP: \$435,000

SP:



ACTIVE

**List ID#:** E4140484

**Type:** Detached Single Family

**Style:** 2 Storey

**Year Built:** 1980

**Full Baths:** 3

**Half Baths:** 0

**Tot A.G. SqFt:** 3,347.60

**Nearest Town:** Spruce Grove

**Total Acreage:** 4.130

**Bdrms Above:** 5 **Bdrms Total:** 5

**Basement:** Full

**Basement Dev:** Unfinished

**Tot A.G. SqM:** 311.00

**MASSIVE POTENTIAL!** With over 3300sf and 5 bedrooms, it's perfect for a large family. Situated on over 4 acres and only minutes to Spruce Grove. Walking in, you'll notice the large entry hallway & beautiful floating staircase. The living room has floor-to-ceiling windows on both the south and east walls, allowing tons of natural light in. The large kitchen with an island has everything you'll need including a breakfast nook & leads into a large formal dining room. Also on the main level is another large family room, an office, a 3pc bath, and main floor laundry. Upstairs, you'll find 4 large bdrms with large closets & a 5pc bath. The massive master bedroom has a 4pc ensuite & walk-in closet. It also has a south-facing balcony for some extra sun!! Unfinished basement with roughed in plumbing-if finished, you'd have over 5000sqft of living space. This home needs some updates and repairs, but is livable while you work. A great opportunity to build some sweat equity! \*Living room pic has been virtually staged\*

**Directions:** West on Hwy 16/Yellowhead until Hwy 779. North on 779 until Twp Rd 534 - turn right (east). Follow until Range Road 280 and turn left (north). Follow to Parkview Estates - second turn off, first house on the right.

**Virtual Tour:** <https://youtu.be/YUecY0Z4IdU>

**Brochure:** <http://www.39-ParkviewEstates.com>

|                       | 1Pc       | 2Pc | 3Pc | 4Pc                 | 5Pc       | 6Pc | Level                 | Mtr2      | SqFt     |   |
|-----------------------|-----------|-----|-----|---------------------|-----------|-----|-----------------------|-----------|----------|---|
| <b>Baths:</b>         | 0         | 0   | 1   | 0                   | 1         | 0   | <b>Main:</b>          | 167.63    | 1,804.37 |   |
| <b>Ensuite Baths:</b> |           | 0   | 0   | 1                   | 0         | 0   | <b>Upper:</b>         | 143.37    | 1,543.23 |   |
| <b>Finished Lvl:</b>  | 2         |     |     |                     |           |     | <b>Abv Grd:</b>       |           |          |   |
| <b>Fireplace:</b>     | Yes       |     |     |                     |           |     | <b>Lower:</b>         |           |          |   |
| <b>Parking:</b>       | No Garage |     |     |                     |           |     | <b>Blw Grd:</b>       | 161.16    | 1,734.73 |   |
|                       |           |     |     |                     |           |     | <b>Total A.G.:</b>    | 311.00    | 3,347.60 |   |
| <b>Living Rm:</b>     | 4.42x4.42 |     | M   | <b>Master Bdrm:</b> | 5.33x3.81 | U   | <b>Breakfast Nook</b> | 3.96x3.05 |          | M |
| <b>Dining Rm:</b>     | 4.11x4.11 |     | M   | <b>Bedroom 2:</b>   | 4.57x3.96 | U   |                       |           |          |   |
| <b>Kitchen:</b>       | 4.11x3.2  |     | M   | <b>Bedroom 3:</b>   | 4.72x3.51 | U   |                       |           |          |   |
| <b>Family Rm:</b>     | 4.27x3.81 |     | M   | <b>Bedroom 4:</b>   | 4.88x3.51 | U   |                       |           |          |   |
| <b>Den:</b>           | 4.27x3.96 |     | M   | <b>Bedroom</b>      | 3.81x3.51 | U   |                       |           |          |   |
| <b>Bonus Rm:</b>      |           |     |     |                     |           |     |                       |           |          |   |

**Flooring:** Ceramic Tile, Laminate Flooring

**Construction:** Wood Frame

**Roof:** Asphalt Shingles

**Exterior:** Stucco

**Foundation:** Concrete

**Heat Type:** Forced Air-2

**Heat Source:** Natural Gas

**Site Influen:** Backs Onto Park/Trees, Corner Lot, Private Setting, Recreation Use, Schools, Treed Lot

**Features:** Closet Organizers, Deck, Exterior Walls- 2"x6", Gazebo, Handyman Special

**Goods Incl:** Dryer, Freezer, Oven-Built-In, Oven-Microwave, Refrigerator, Satellite TV Dish, Stove-Countertop Electric, Washer, TV Wall Mount

**Goods Exclud:**

**Restrictions:** Restrictive Covenant-Bldg, Utility Right Of Way

**Warranty:**

**Heat Paid For:** Paid For

**Power:** Paid For

**Water Supply:** Drilled Well

**Swr/Septic:** Septic Tank & Mound

**Out Buildings:** Livestock Barns, See Remarks

**Condo Name:**

**Condo Fee:**

**Condo Fee**

**Schedule:**

**Condo Fee**

**Frontage (M):** 71.02

**Depth (M):** 234.75

**Road Access:** Gravel

**Conform:**

**Taxes:** \$3,454.65

**Lot Dimen:**

**Lot Shape:** Rectangular

**Land Use:**

**Front Expos:** South

**Conform Year:**

**Tax Year:** 2018