



Rural Parkland County

#39 53504 RGE RD 280

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

LP: \$400,000

SP:



ACTIVE

List ID#: E4154931

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	
Baths:	0	0	1	0	1	0	Main:	167.63	1,804.37	
Ensuite Baths:		0	0	1	0	0	Upper:	143.37	1,543.23	
Finished Lvl:	2						Abv Grd:			
Fireplace:	Yes						Lower:	161.16	1,734.73	
Parking:	No Garage						Blw Grd:			
Living Rm:	4.42x4.42		M	Master Bdrm:	5.33x3.81		U	Total A.G.:	311.00	3,347.60
Dining Rm:	3.96x3.05		M	Bedroom 2:	4.57x3.96		U	Breakfast Nook	3.81x1.52	M
Kitchen:	4.11x3.2		M	Bedroom 3:	4.72x3.51		U			
Family Rm:	4.27x3.81		M	Bedroom 4:	4.88x3.51		U			
Den:	4.27x3.96		M	Bedroom	3.81x3.51		U			
Bonus Rm:										

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, 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:

Condo Name:

Condo Fee:

Condo Fee

Schedule:

Condo Fee

Frontage (M):

Depth (M):

Road Access: Gravel, Paved

Conform:

Taxes: \$3,454.65

Lot Dimen:

Lot Shape: Rectangular

Land Use:

Front Expos: South

Conform Year:

Tax Year: 2018