

## **\$799,000 - 34 51514 Rr261, Rural Parkland County**

MLS® #E4430924

**\$799,000**

5 Bedroom, 2.50 Bathroom, 3,552 sqft

Rural on 3.00 Acres

Fleming Park, Rural Parkland County, AB

Beautiful gated 3 acre 5 bedroom acreage with 60x30' shop 3 minutes from west Edmonton. Pavement right to your door this private acreage has been owned by the family since new in 1975. Many updates include: new paint, flooring, shingles, windows, furnace, hot water tank, air conditioning, radiant heat in garages and shops and too much more to list. Fenced in property that's great for the home based business. Main floor consists of kitchen, dining room, living room, guest washroom, den, family room, work shop/gym/ office. 2nd floor has 4 bedrooms including primary bedroom with 3pc en-suite and another 4 pc bathroom. Basement has family room, bedroom, storage room, cold room and utility room. Shop out back has 12' doors and a 2 post car lift that's included. Room for the horse and chickens you always wanted along with a large garden and green house. Additional out building and space for RV's and machinery. Backing on to farmers field your secluded yet a 3 minute drive to Tim Hortens.

Built in 1975

### **Essential Information**

MLS® # E4430924

Price \$799,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,552                  |
| Acres          | 3.00                   |
| Year Built     | 1975                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 34 51514 Rr261        |
| Area        | Rural Parkland County |
| Subdivision | Fleming Park          |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 1B3               |

### Amenities

|          |                                                                                               |
|----------|-----------------------------------------------------------------------------------------------|
| Features | Detectors Smoke, Fire Pit, Greenhouse, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Workshop |
|----------|-----------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                          |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, No Through Road, Private Setting, Schools, Shopping Nearby |
| Construction      | Wood                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                            |

### Additional Information

Date Listed April 15th, 2025

Zoning Zone 90

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