

# **\$749,900 - 12 51514 Rge Road 261, Rural Parkland County**

MLS® #E4456501

**\$749,900**

4 Bedroom, 2.50 Bathroom, 1,634 sqft

Rural on 3.00 Acres

Fleming Park, Rural Parkland County, AB

Enjoy acreage living conveniently located only minutes outside of Edmonton! This updated and well maintained 4 level split has so many things going for it. Main floor features a living room, dining room and updated kitchen. Upstairs you will find the primary bedroom with a 2 piece ensuite, two generous sized bedrooms and a 4 piece bathroom. Enjoy the massive great room with TV & surround system - perfect for entertaining, with direct access to the outdoor HEATED POOL! On the lower level you will find a cozy family room with a stunning brick gas fireplace, an additional bedroom and 3 piece ensuite. This home has TONS of storage space. Some upgrades over the years include newer roof, septic tank (1997). You'll also appreciate the oversized double attached garage plus a single detached garage. This is the perfect place to call home!

Built in 1973

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4456501  |
| Price     | \$749,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,634                  |
| Acres          | 3.00                   |
| Year Built     | 1973                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 12 51514 Rge Road 261 |
| Area        | Rural Parkland County |
| Subdivision | Fleming Park          |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 1B3               |

### Amenities

|          |                           |
|----------|---------------------------|
| Features | Pool-Outdoor, See Remarks |
|----------|---------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 4                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Wood                                    |
| Exterior Features | Flat Site, Shopping Nearby, See Remarks |
| Construction      | Wood                                    |
| Foundation        | Concrete Perimeter                      |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 90             |

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Listing information last updated on September 11th, 2025 at 4:47am MDT