

# **\$1,200,000 - 27 53117 Rge Road 14, Rural Parkland County**

MLS® #E4439661

**\$1,200,000**

3 Bedroom, 2.50 Bathroom, 1,745 sqft

Rural on 0.73 Acres

Valaspen Place, Rural Parkland County, AB

Life is better at Hubbles Lake! This gorgeous bungalow is situated on a private lot, fully fenced, surrounded by trees with a private dock & full lake access. The spring-fed lake is reserved for non-motorized watercraft, making it perfect for paddleboarding, swimming & unwinding in nature. This unique home feels warm and welcoming, with incredible views of the lake & a walkout basement with a second kitchen. The main floor features a cozy living room with fireplace, a spacious dining room, a bright kitchen plus a spacious primary suite with walk-in closet & 5 piece ensuite. Completing the main floor is another 2 piece bathroom, a large office/creative space & a separate flex space. The fully finished basement has a family room, 2 more large bedrooms & another 3 piece bathroom. The upper deck, lower patio, gardens & landscaping were designed with entertaining in mind! Situated between Hwy 16 & Hwy 16A, enjoy all lake life has to offer, only minutes from Stony Plain, Spruce Grove & Edmonton.

Built in 1998

## **Essential Information**

MLS® # E4439661

Price \$1,200,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,745
Acres	0.73
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	27 53117 Rge Road 14
Area	Rural Parkland County
Subdivision	Valaspen Place
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2T3

### Amenities

Features	Deck, Fire Pit, Front Porch, Gazebo, Hot Tub, Lake Privileges, No Animal Home, No Smoking Home, Patio, R.V. Storage, Walkout Basement, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Fan Coil, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Fenced, Fruit Trees/Shrubs, Lake Access Property, Lake View, Landscaped, Recreation Use, Schools, Waterfront Property
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 30th, 2025

Days on Market                69

Zoning                            Zone 90

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