

## \$1,800,000 - 5201 54 Avenue, Rural Parkland County

MLS® #E4431140

**\$1,800,000**

3 Bedroom, 3.50 Bathroom, 1,615 sqft

Rural on 10.87 Acres

None, Rural Parkland County, AB

Stunning bungalow on 10.87 acres within the town of Entwistle. You can enjoy the breathtaking view of the Pembina River right outside your back dr. This home features 3 bdrms, 3.5 baths, and a fully developed bsmt. The spacious entrance & liv rm both boast in-floor heating. The great Rm showcases an open concept with vaulted ceilings, a 3-sided gas fireplace, & hardwood flooring. A garden dr opens to a lg deck overlooking a beautiful, treed paradise. Down the hall, a 4-piece bath separates the primary bedroom with a 6pc ensuite from a secondary bdrm. The lower level invites relaxation for the family with a wood stove, perfect for our cold winters. A lg recreation Rm provides ample space for family time, complete with a 3pc bath and a 3rd bdrm. The bsmt has been conveniently roughed-in for a future in-suite with separate laundry & a cold rm. The O/S dbl garage has in-floor heat & storage. Additional conveniences include a nearby school for grades 1-9, city water/sewage & the potential for subdividing.

Built in 2001

### Essential Information

MLS® # E4431140

Price \$1,800,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,615                  |
| Acres          | 10.87                  |
| Year Built     | 2001                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5201 54 Avenue        |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 0S0               |

### Amenities

|          |                                        |
|----------|----------------------------------------|
| Features | Deck, No Smoking Home, Vaulted Ceiling |
|----------|----------------------------------------|

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | ensuite bathroom                                             |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas, See Remarks |
| Fireplace         | Yes                                                          |
| Stories           | 2                                                            |
| Has Basement      | Yes                                                          |
| Basement          | Full, Finished                                               |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                  |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Playground Nearby, River Valley View, River View, Schools, Shopping Nearby |
| Construction      | Wood                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                    |

### Additional Information

Date Listed April 16th, 2025

Days on Market 142

Zoning Zone 70

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