

# **\$1,100,000 - 27121b Twp Road 534, Rural Parkland County**

MLS® #E4423228

**\$1,100,000**

6 Bedroom, 3.00 Bathroom, 1,484 sqft

Rural on 22.17 Acres

None, Rural Parkland County, AB

Private, Picturesque 22.17 Acre Acreage 3 Min NE of Spruce Grove! Bungalow Features: 1484 sq ft, 6 Bedrooms, 3 Bathrooms, AC, Built in Vac, Reverse Osmosis, In Floor Heat, Open Concept, Vaulted Ceilings, Chef's Kitchen, Island, Pantry, Lg Dining Area, Living Rm W/Many Windows, Lg Master W/Rm For King Bed W/3pce Ensuite & Walk In Closet, & 3 More Bedrooms & 3pc. Finished WALK OUT BASEMENT Features: 2 Lg Bedrooms, 3 pc Bath, Huge Storage/Craft/Hunters Rm W/2 Walk in Closets, Family Rm, Utility Rm W/Laundry, & Access to the Covered Patio. 28x28 Oversized Det Garage W/In Floor Heat, 220 Wiring, Sink, & Floor Drain. Fenced, Landscaped Yard W/Many Trees, Flower Beds, Garden Areas, Firepit, Covered Front Deck, Covered Patio, Entry Gate, Rolling Land W/Spectacular Views, W/ A Beautiful Picturesque Creek Winding Through The Property Bringing in Abundant Wildlife. Paved all the Way W/Quick, Easy Access to HWY 16, & Anthony Henday! Spectacular Scenery, Seclusion, Wildlife & Privacy W/Endless Business Possibilities!

Built in 1999

## **Essential Information**



MLS® #	E4423228
Price	\$1,100,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,484
Acres	22.17
Year Built	1999
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	27121b Twp Road 534
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3M6

### Amenities

Features	Air Conditioner, Deck, Fire Pit, No Animal Home, No Smoking Home, Television Connection, Walkout Basement
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Corner Lot, Creek, Cross Fenced, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Private Setting, Rolling Land, Schools, Shopping Nearby, Stream/Pond, Vegetable Garden, See Remarks

Construction	Wood
Foundation	Insulated Concrete Form

**Additional Information**

Date Listed	February 27th, 2025
Days on Market	50
Zoning	Zone 90

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