

# **\$1,149,000 - 28 26323 Twp Road 532 A, Rural Parkland County**

MLS® #E4416712

**\$1,149,000**

5 Bedroom, 3.00 Bathroom, 2,499 sqft

Rural on 1.00 Acres

Royal Spring Estates, Rural Parkland County,  
AB

LUXURY Executive acreage in ROYAL SPRINGS ESTATES only 10 minutes from Edmonton! A WALKOUT Bungalow w/MUNICIPAL water/sewer services & near 5000SqFt of Total Finished living space. On 1 ACRE; fully fenced, & landscaped with custom built in water rock stream. Attached TRIPLE car garage is heated & measures 37'x 27'. Inside the home, features include 9' & 11' ceilings throughout w/2 beds & office up & 3 beds down, plus a separate formal dining room, several fireplaces & a stunning kitchen w/built in SS appliances & gorgeous VIEWS. Master 5 piece ensuite that includes flr/ceiling tile shower & large walk-in closet. The basement has a large THEATER ROOM, a WIDE OPEN LAYOUT with large windows unlike a usual basement perfect for recreational use & includes a WET BAR complete w/dishwasher & fridge. Property is WEST FACING for FULL EVENING SUN, has a large FIRE PIT sitting area & a 10' x 20' fully screened gazebo. Freshly painted throughout & All bathrooms recently renovated, in floor heat w/HE boiler system.

Built in 2008

## **Essential Information**



MLS® #	E4416712
Price	\$1,149,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,499
Acres	1.00
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	28 26323 Twp Road 532 A
Area	Rural Parkland County
Subdivision	Royal Spring Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 4M1

### Amenities

Features	Walkout Basement
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Fenced, Golf Nearby, Landscaped, Stream/Pond, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed December 30th, 2024

Days on Market 111

Zoning Zone 70

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