

# **\$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 |
|----------|------------------|

### 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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Listing information last updated on April 20th, 2025 at 12:17am MDT