

# **\$765,000 - 30 26321 Hghway 627, Rural Parkland County**

MLS® #E4429286

**\$765,000**

6 Bedroom, 3.00 Bathroom, 2,074 sqft

Rural on 4.60 Acres

Sprucehill Park, Rural Parkland County, AB

Looking for an acreage super close to Edmonton, Spruce Grove and Devon? An acreage with a spacious home and a shop? Need a place for horses? Or a large garden? Then check out this hillside bungalow on 4.6 tree lined acres! The main floor has a huge living space with gas fireplace, formal dining room and spacious kitchen. Down the hall are 4 bedrooms, a full bathroom and a primary bedroom with ensuite. There is an end to end front deck that has three access doors and overlooks the beautiful yard. Downstairs you enter into the open kitchen & living room, with a second gas fireplace. Then down the hall are two additional bedrooms, a rec room, 3 pc bathroom and utility room. Attached is a double oversized garage. Then there is the shop! 28 x 40 with two doors, one large enough to store an RV! Additional features: Newer basement flooring, 200 amp service, central a/c, fenced area for horses. With approximately 3400 sq ft of living space, this is the perfect home for a large, growing or multi family residence.

Built in 1990

## **Essential Information**

MLS® # E4429286

Price \$765,000



Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,074
Acres	4.60
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### **Community Information**

Address	30 26321 Hghway 627
Area	Rural Parkland County
Subdivision	Sprucehill Park
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1C7

### **Amenities**

Features	Air Conditioner, Deck, Exterior Walls- 2"x6", No Smoking Home, Walkout Basement
----------	---

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Corner Lot, Hillside, Landscaped, No Back Lane, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 5th, 2025

Days on Market 15

Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 10:02am MDT