

Courtesy Of Monica G Halvorson Of Century 21 Leading

# \$749,900 - 105 27317 Twp Road 522, Rural Parkland County

MLS® #E4424476

**\$749,900**

5 Bedroom, 2.50 Bathroom, 1,856 sqft  
Rural on 3.56 Acres

South Parkdale, Rural Parkland County, AB

This incredibly maintained 4-level split sits on 3.5 acres, just 6 minutes south of Spruce Grove, making it perfect for busy families! With 5 bedrooms and 2.5 bathrooms, this structurally sound home features an upgraded kitchen with granite countertops, stainless steel appliances, and hardwood floors. The main floor offers a dining area, a cozy wood-burning stove, a spacious entrance, and a convenient 2-piece bathroom with laundry. Head upstairs to find three generous bedrooms, including a primary suite with a walk-in closet and a 3-piece ensuite. The third level boasts high ceilings, a large rec room, and two additional bedrooms, while the fourth level has tons of storage and ready for your development! Outside, enjoy a charming red barn, greenhouse, garden, and fruit trees. The mechanicâ€™s dream garage features 9-ft doors and an I-beam with hoist. Recent updates include a new furnace, windows, doors, shingles, eavestroughs, fascia and paint. The septic field and tanks were replaced in 2009.

Built in 1988

## Essential Information

MLS® # E4424476



Price	\$749,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,856
Acres	3.56
Year Built	1988
Type	Rural
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	105 27317 Twp Road 522
Area	Rural Parkland County
Subdivision	South Parkdale
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3X3

### Amenities

Features	Deck, Detectors Smoke, Fire Pit, Front Porch, Greenhouse, No Smoking Home, Vaulted Ceiling, Vinyl Windows, HRV System
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Landscaped, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 7th, 2025

Days on Market 6

Zoning Zone 90

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