# \$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.

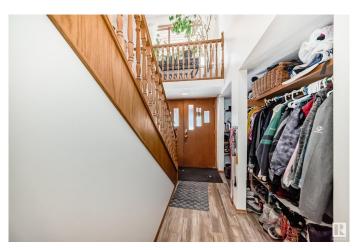
Built in 1990

### **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 3

Zoning Zone 90

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Listing information last updated on April 8th, 2025 at 3:02am MDT