

## **\$750,000 - 1 26413 Twp Rd 510, Rural Parkland County**

MLS® #E4431850

**\$750,000**

6 Bedroom, 3.00 Bathroom, 2,016 sqft

Rural on 0.55 Acres

Grand River Valley Estates, Rural Parkland County, AB

**RIVER VALLEY RETREAT!** This is your chance at a **RIVERFRONT ACREAGE ESTATE!** Located only a few mins from Devon on the North Saskatchewan River + only 1 neighbour! **WALKOUT BUNGALOW** with **OVERSIZED TRIPLE ATTACHED GARAGE & INDOOR RV PARKING!** Fully finished basement & garage w/ **IN FLOOR HEATING!** Main floor w/ 3 large bedrooms - primary bed w/**FULL ENSUITE + WALK-IN CLOSET!** Self contained **LAUNDRY ROOM + FULL MUDROOM!** Many **LARGE WINDOWS** everywhere flooding the home with **LOADS OF SUNLIGHT & RIVER VALLEY VIEWS** from the kitchen & living room. **COMPOSITE** maintenance free decking w/glass railing to preserve the **STUNNING VIEWS!** Fully finished **WALKOUT BASEMENT** boasts 3 more bedrooms with **LARGE WINDOWS + WALK-IN CLOSETS!** Large family room w/ second fireplace. **HOT TUB and SAUNA** w/self-contained cedar finishing + change room. Beautifully treed private yard features **LARGE OLD GROWTH FOREST w/FIRE PIT AREA, RAISED GARDENS & RIVER VALLEY TRAILS!** Only **STEPS FROM THE RIVERBANK!** Escape from the City! Pavement all the way!

Built in 1990



## Essential Information

MLS® #	E4431850
Price	\$750,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,016
Acres	0.55
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## Community Information

Address	1 26413 Twp Rd 510
Area	Rural Parkland County
Subdivision	Grand River Valley Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1E2

## Amenities

Features	Deck, Exterior Walls- 2"x6", Fire Pit, Hot Tub, Hot Water Natural Gas, R.V. Storage, Sauna; Swirlpool; Steam, Walkout Basement
Parking Spaces	14

## 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	Backs Onto Park/Trees, Hillside, Landscaped, No Through Road,

Park/Reserve, Ravine View, River Valley View, River View, Schools,  
Shopping Nearby, Treed Lot, See Remarks

Construction      Wood  
Foundation        Concrete Perimeter

### **Additional Information**

Date Listed        April 19th, 2025  
Days on Market    2  
Zoning              Zone 90

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