

# **\$1,600,000 - 26409 Twp Rd 532a, Rural Parkland County**

MLS® #E4412625

**\$1,600,000**

6 Bedroom, 4.00 Bathroom, 3,922 sqft

Rural on 1.00 Acres

Spring Meadow Estates, Rural Parkland County, AB

Building Completed !!! One Year Labour of Love !!! Prepared to be Amazed !! Stunning Exceptional Turn Key Luxury, approx 5,500 sq ft. Hundreds of Thousands of Dollars spent on Built ins Upgrades, California Wardrobe closets throughout, 68 inch fridge, Highest Tech Night Lighting, Expoy Floor, Wall Mounted Washrms, Dream Kitchen with separate Spice Kitchen - 3,550 heated sq ft above ground plus also above ground approx 375 sq ft of sunroom which is heated when doors open, 1,605 sq. ft basement dev., + 5 car attached garage fully fin (approx 50 x 28 ft), entertainment covered deck. SEPARATE Entrance to Bsmt. City water & sewer, 1 acre, 8 min to WEM, paved rd to door. Vaulted soaring ceiling, open modern contemporary rich custom 4 bedrooms 2nd storey w access to deck balconies, 3 washrooms + laundry room. Stately primary bedroom with lavish spa ensuite, main floor bedroom & full washroom, 1 more bsmt bedrm, 6 bedrms - 5 washrms total - Theatre Room, Flex Gym-Den - Landscaping as is incl. Quick Possession



Built in 2025

## **Essential Information**

MLS® # E4412625

Price \$1,600,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,922                  |
| Acres          | 1.00                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 26409 Twp Rd 532a     |
| Area        | Rural Parkland County |
| Subdivision | Spring Meadow Estates |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 0W7               |

### Amenities

|                |  |
|----------------|--|
| Features       | Ceiling 10 ft., Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Vaulted Ceiling, See Remarks |
| Parking Spaces | 10   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Cul-De-Sac, Environmental Reserve, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Not Landscaped, See Remarks, Partially Fenced |
| Construction      | Wood   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 3rd, 2024

Days on Market                182

Zoning                              Zone 70

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 May 4th, 2025 at 12:02am MDT