

# **\$679,500 - 3021 Twp Road 524 A, Rural Parkland County**

MLS® #E4435696

**\$679,500**

4 Bedroom, 2.50 Bathroom, 1,432 sqft

Rural on 19.98 Acres

None, Rural Parkland County, AB

20 acres of beautifully treed rolling hills setting between Carvel & Duffield with pavement to your driveway! This original owner property has been lovingly maintained. This bungalow is over 1400 sq.ft. and has hardwood floors, updated custom built wood cabinetry in kitchen, dining area, living room, 3 bedrooms, 1 1/2 baths and laundry on main floor. Lower level has open family room with woodstove, bedroom with 3pc ensuite, den, storage area, cold room & utility room. Double detached, heated garage is oversized with Double overhead door on front and single overhead door on side. Unique meat cutting shop enclosed within has cabinets & counters, commercial sink & fridge. Front concrete patio wraps around to side entrance and large deck by garage to sit and enjoy the summer months. Large pole shed provides coverage for your RV or alternate toys.

Built in 1980

## **Essential Information**

MLS® #	E4435696
Price	\$679,500
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,432
Acres	19.98
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3021 Twp Road 524 A
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0N0

### Amenities

Features	Deck, Hot Water Natural Gas, R.V. Storage
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Private Setting, Rolling Land, Schools, Shopping Nearby, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 8th, 2025
Days on Market	4
Zoning	Zone 90

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Listing information last updated on May 12th, 2025 at 6:47am MDT