

# **\$1,200,000 - 27504 Twp Road 540, Rural Parkland County**

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MLS® #E4442264

**\$1,200,000**

5 Bedroom, 4.00 Bathroom, 2,314 sqft

Rural on 1.52 Acres

Battle Ridge Estates, Rural Parkland County, AB

One of a kind properties! Located on 1.52 acres with municipal & environmental reserve on two sides and only 10 min north of Spruce Grove & 15 min west of St. Albert, all on paved road! right across from Muir Lake for fishing & beautiful walking trails. This unique property offers privacy, convenience, comfort & opportunities! Opportunities to run your own business or have a cool hobby with the 30x60 shop with drain, radiant heat, mezzanine for storage! Lots of parking, RV hookups & reinforced paved driveway for heavy equipment. The home itself offers lots of space to raise a family with 3 bedrooms up, Bonus room & finished basement with 2 more bedrooms. As soon as you pull up to the home (with double heated garage) front porch welcomes you & truly gives you the country vibe that follows through in the home. Main floor offers office space, living room with gas fireplace, kitchen & dining next to the outdoor space for easy entertaining! Many features in this home like: AC, all new windows, 2 wells, & more!

Built in 2006

## **Essential Information**



MLS® #	E4442264
Price	\$1,200,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,314
Acres	1.52
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	27504 Twp Road 540
Area	Rural Parkland County
Subdivision	Battle Ridge Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3V4

### **Amenities**

Features	Air Conditioner, Deck, Fire Pit, R.V. Storage
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 13th, 2025  
Days on Market      2  
Zoning                Zone 70

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