

\$1,100,000 - 25 26323 Twp Road 532 A, Rural Parkland County

MLS® #E4446855

\$1,100,000

4 Bedroom, 3.50 Bathroom, 2,077 sqft

Rural on 1.05 Acres

Royal Spring Estates, Rural Parkland County,
AB

Executive Bungalow with Attached Quadruple Garage (50Wx40L, heated, 220V, 2 commercial sinks, basement & main access) on 1.05 acres, 5 mins west of Edmonton in Royal Springs Estates subdivision. This 2073 sqft (plus full basement) home features central AC, in floor heat, 11'™ ceiling, indoor sprinkler system, sound system throughout, municipal water & sewer and so much more! Gourmet kitchen with quartz counters, eat-up island, walk-through pantry and dining area w/ deck access. Spacious living room w/ electric fireplace. Owner's suite w/ deck access, walk-in closet and 5-pc ensuite w/ soaker tub & fireplace. Finishing off the main: 2nd bedroom w/ cheater door to 4-pc main bath, den and mudroom w/ 2-pc bath. Basement: huge family room w/ wet bar & study corner, gym, laundry room w/ sink, 2 bedrooms w/ walk-in closets, 4-pc bathroom & storage room. Outside: landscaped w/ irrigation system, deck, fire pit area, storage shed, RV storage. Fantastic location, minutes to Spruce Grove, St. Albert & Edmonton.

Built in 2011

Essential Information



MLS® #	E4446855
Price	\$1,100,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,077
Acres	1.05
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	25 26323 Twp Road 532 A
Area	Rural Parkland County
Subdivision	Royal Spring Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 4M1

Amenities

Features	Air Conditioner, Bar, Ceiling 10 ft., Deck, Exercise Room, Fire Pit, No Smoking Home, Patio, R.V. Storage, Sprinkler System-Fire, Sprinkler Sys-Underground, Wet Bar, HRV System
Parking Spaces	8

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
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Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 9th, 2025
Days on Market	2
Zoning	Zone 70

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Listing information last updated on July 11th, 2025 at 11:47am MDT