

# **\$1,295,000 - 26409 Twp Rd 532a, Rural Parkland County**

MLS® #E4419098

**\$1,295,000**

4 Bedroom, 3.50 Bathroom, 4,160 sqft

Rural on 1.00 Acres

Spring Meadow Estates, Rural Parkland County, AB

Amazing The Very Very Best Value Close to Edmonton Estate Home Living - Incredible over 4100 sq ft above ground of the most Gorgeous Living Space, features spice kitchen, sunroom !!! Must view ASR Projects Inc Quality from The Special Builder of Spring Meadow Estates with full city water and sewer service, fully paved road to Your door, only 7 minutes drive from West Edmonton Anthony Henday. Six bedrooms, 5 washrooms potential or more, main floor den - bedroom, formal living and dining features with very spacious kitchen open concept to family room, large rear deck. Upstairs 4 bedrooms with 2 ensuite and additional 4 piece washroom, and laundry area. Enourmous quad attached garage with landing leading into mud room of home provides further extreme value ... Presently # 76 is at lock up stage - interior photos are of previously sold showhome # 12 Spring Meadows which had full basement development - A Truly Fabulous Estate Homes Built by ASR Projects Inc in Spring Meadow Estates. Make # 76 Your Own !!

Built in 2024

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4419098    |
| Price  | \$1,295,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 4,160                  |
| Acres          | 1.00                   |
| Year Built     | 2024                   |
| 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., No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking Spaces | 10                                                                                                                     |

### Interior

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

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood                                                    |
| Exterior Features | Golf Nearby, No Through Road, Park/Reserve, See Remarks |
| Construction      | Wood                                                    |
| Foundation        | Concrete Perimeter                                      |

**Additional Information**

Date Listed            January 23rd, 2025  
Days on Market      99  
Zoning                Zone 70

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