

# **\$825,000 - 22 27528 Twp Road 540, Rural Parkland County**

MLS® #E4432255

**\$825,000**

5 Bedroom, 3.50 Bathroom, 2,023 sqft

Rural on 4.19 Acres

Oakwood Estates (Parkland), Rural Parkland County, AB

Nestled on 4.19 acres just north of Spruce Grove, this stunning two-storey home offers the perfect blend of peaceful rural living and modern comfort. With nearly 3,000 sq ft of living space, this immaculate 5-bedroom + den home has been thoughtfully renovated from top to bottom. Bright, open-concept main floor with large windows framing views of the beautifully landscaped yard and thriving vegetable garden. The fully updated kitchen, cozy den, and spacious living areas flow seamlessly—perfect for family life or entertaining. Upstairs, you’ll find generously sized bedrooms, while the renovated basement offers even more versatile living space. Recent upgrades include newer shingles, furnace, hot water tank, and central A/C—providing peace of mind and energy efficiency.. Enjoy morning coffee on the charming front porch or summer evenings on the tiered back deck. The home backs onto an environmental reserve for added privacy and nature-filled views. Oversized double attached garage completes the package.

Built in 1999

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4432255               |
| Price          | \$825,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,023                  |
| Acres          | 4.19                   |
| Year Built     | 1999                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 22 27528 Twp Road 540      |
| Area        | Rural Parkland County      |
| Subdivision | Oakwood Estates (Parkland) |
| City        | Rural Parkland County      |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T7X 3V4                    |

### Amenities

|                |  |
|----------------|--|
| Features       | Air Conditioner, Deck, Fire Pit, Front Porch, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 6  |

### 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 | Environmental Reserve, Fruit Trees/Shrubs, Landscaped, Level Land, |

No Through Road, Private Setting, Recreation Use, Schools, Treed Lot, Vegetable Garden

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 23rd, 2025

Days on Market 9

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 2nd, 2025 at 3:32am MDT