

Courtesy Of Calie Delgado and Carson Langridge Of Real Broker

\$745,000 - 15 1307 Twp Road 540, Rural Parkland County

MLS® #E4432454

\$745,000

4 Bedroom, 4.00 Bathroom, 3,610 sqft

Rural on 1.21 Acres

Chickakoo Estates, Rural Parkland County, AB

This stunning 1.5 story home offers the perfect blend of comfort, space, and serene country living. Featuring 4 bedrooms and 4 bathrooms, this property boasts an impressive amount of square footage with a layout ideal for families or multi-generational living. Step into the beautiful kitchen with newer countertops, a gas stove, and plenty of room to cook and entertain. The main living area is bright and open with vaulted ceilings, and a striking stone fireplace. The upstairs includes a private bedroom, bathroom, cozy living area with a gas fireplace, and a second kitchen perfect for guests or extended family. Additional highlights include a dining room, in-floor heating and a fully fenced private yard surrounded by trees. Enjoy outdoor living on the expansive main deck or relax in the sunroom. The oversized heated double garage includes a loft for extra storage or potential studio space. Located just minutes from Chickakoo Lake this property offers peaceful rural living with nature right at your doorstep.

Built in 1998

Essential Information

MLS® # E4432454

Price \$745,000



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,610
Acres	1.21
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	15 1307 Twp Road 540
Area	Rural Parkland County
Subdivision	Chickakoo Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Z 1X3

Amenities

Features	Deck, Fire Pit, No Smoking Home, Sunroom, Vaulted Ceiling
----------	---

Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Private Setting, Schools
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed April 24th, 2025

Days on Market 7

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 1st, 2025 at 8:32pm MDT