

# \$555,000 - 25 1307 Twp Rd 540, Rural Parkland County

MLS® #E4433133

## \$555,000

5 Bedroom, 3.50 Bathroom, 1,501 sqft  
Rural on 1.56 Acres

Chickakoo Estates, Rural Parkland County, AB

Looking for that perfect acreage to raise a family? This absolutely stunning private and treed 1.56 acre pie lot in Chickakoo Estates is tucked away at the end of the road and backing a field. There's a total of 5 bedrooms and 3.5 baths, vaulted ceilings in the great room and main floor laundry! Fresh paint throughout including the classic white kitchen! Watch the kids and wildlife through the triple pane windows installed in 2020. Double attached garage is heated and there's plenty of room for RV or extra parking. The shingles were replaced in 2019, the water heater is newer, and central air was added in 2014! There's incredible potential to make this remarkable property truly your own with a little sweat equity.

Built in 2001

### Essential Information

MLS® #	E4433133
Price	\$555,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,501
Acres	1.56



Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	25 1307 Twp Rd 540
Area	Rural Parkland County
Subdivision	Chickakoo Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0A7

### Amenities

Features	Air Conditioner, Deck, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	No Through Road, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 28th, 2025
Days on Market	66
Zoning	Zone 70

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