

# **\$525,000 - 25 1307 Twp Road 540, Rural Parkland County**

MLS® #E4447213

**\$525,000**

5 Bedroom, 3.50 Bathroom, 1,550 sqft

Rural on 1.56 Acres

Chickakoo Estates, Rural Parkland County, AB

Charming 2-storey & attached double garage (20x20, heated) on 1.56 acres in the beautiful rolling hills of Chickakoo Estates subdivision, only 10 minutes northwest of Stony Plain. This 1,550 sq ft (plus full basement) home features a soaring vaulted ceiling, main floor laundry room and plenty of natural light. On the main: hardwood & tile flooring, 2-pc powder room, bright living room with large windows, and a spacious eat-in kitchen with built-in dishwasher, built-in desk & back deck access. Upstairs: 2 full bathrooms and 3 generous-sized bedrooms including the owner's suite with double closets and 3-piece ensuite. The finished basement boasts 2 more bedrooms, 3-piece bathroom and a cozy family nook. Peaceful, private lot located at the end of a quiet cul-de-sac; the yard features a deck, dog run, fire pit, 2 storage sheds, play structure and an above ground pool. Minutes to Chickakoo Lake Recreation Area, Glacier Greens Golf Course and a quick drive to all of the amenities of Stony Plain & Spruce Grove.

Built in 2001

## **Essential Information**

MLS® #

E4447213



|                |                        |
|----------------|------------------------|
| Price          | \$525,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,550                  |
| Acres          | 1.56                   |
| Year Built     | 2001                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 25 1307 Twp Road 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, Dog Run-Fenced In, Fire Pit, No Smoking Home, R.V. Storage, Vaulted Ceiling, Vacuum System-Roughed-In |
| Parking Spaces | 6  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, No Back Lane, No Through Road, Park/Reserve, Private Setting, Rolling Land, Schools, Shopping Nearby, Treed Lot |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 70         |

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Listing information last updated on July 13th, 2025 at 5:02am MDT