

# **\$1,199,000 - 57 26323 Twp Road 532 A, Rural Parkland County**

MLS® #E4422076

**\$1,199,000**

5 Bedroom, 5.50 Bathroom, 3,147 sqft

Rural on 1.11 Acres

Royal Spring Estates, Rural Parkland County, AB

Welcome home to this amazing 1.11-acre property in the community of Royal Spring Estates, just 10 mins from Edmonton and Spruce Grove! Acreage living with city amenities that include municipal water and sewer! This stunning bungalow has 5-bedrooms and 5.5-bathrooms, plus a main-floor den/office that could be converted into another bedroom. Three of the spare bedrooms have their own private ensuites - perfect for the family or guests - as well as a beautiful 5-piece primary ensuite! The house is over 3100 square feet on the main floor with an additional 2500 sf to enjoy in the professionally finished basement. The massive attached triple garage measures 30 ft x 46.5 ft and is heated. This incredible home and property is well treed for privacy, and includes an outdoor fire pit area. This home has an abundance of features that sets it apart from the others...all of this plus 3 gas burning fireplaces with custom mantles and a sprinkler system in every room....it really is a must see!!

Built in 2012

## **Essential Information**

MLS® #

E4422076



|                |                        |
|----------------|------------------------|
| Price          | \$1,199,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 3,147                  |
| Acres          | 1.11                   |
| Year Built     | 2012                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 57 26323 Twp Road 532 A |
| Area        | Rural Parkland County   |
| Subdivision | Royal Spring Estates    |
| City        | Rural Parkland County   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7X 4M1                 |

### Amenities

|          |  |
|----------|--|
| Features | Air Conditioner, Bar, Deck, No Smoking Home, Sprinkler System-Fire, HRV System |
|----------|--|

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Landscaped, No Through Road |
| Construction      | Wood   |
| Foundation        | Slab   |

### Additional Information

Date Listed February 19th, 2025

Days on Market 66

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 April 26th, 2025 at 4:02am MDT