

## \$850,000 - 7-26123 Twp Rd 511, Rural Parkland County

MLS® #E4433077

**\$850,000**

5 Bedroom, 3.00 Bathroom, 1,817 sqft

Rural on 2.26 Acres

West 35 Estates, Rural Parkland County, AB

This well-loved bungalow, 1829 sq ft, is just 10 minutes from Edmonton and 5 minutes from Devon. The welcoming foyer leads to the dining room and family room with a charming stone-faced fireplace. Down the hallway are 4 cozy bdrms and 2 lushly renovated baths. The updated kitchen offers easy access to laundry & oversized 2 car garage. The bright dinette opens to a rear deck, providing stunning views of a serene ravine. The basement features a large family/games room with an inviting fireplace, bedroom, full bath, flex room, and ample storage for all your treasures. Outside, there's a delightful tea house/gazebo perfect for relaxing afternoons, a soothing hot tub with pergola for unwinding under the stars, and a spacious 24x30 shop for all your creative projects & toys. Extras include new Italian polished floor tile, African Seppel hardwood, Furnace, pressure tank, HWT, adding to the home's warmth and charm. This bungalow is not just a house; it's a place where memories are made and cherished forever.

Built in 1986

### Essential Information

MLS® # E4433077

Price \$850,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,817                  |
| Acres          | 2.26                   |
| Year Built     | 1986                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7-26123 Twp Rd 511    |
| Area        | Rural Parkland County |
| Subdivision | West 35 Estates       |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 1B9               |

### Amenities

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood                                                            |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Creek, Landscaped, Treed Lot |
| Construction      | Wood                                                            |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 107              |

Zoning

Zone 90

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