

# **\$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**

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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
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### 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 59

Zoning Zone 70

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Listing information last updated on April 19th, 2025 at 6:32pm MDT