

# **\$1,097,000 - 87 26106 Twp Road 532 A, Rural Parkland County**

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MLS® #E4434199

**\$1,097,000**

6 Bedroom, 3.50 Bathroom, 3,358 sqft

Rural on 0.71 Acres

The Southern Properties, Rural Parkland County, AB

Acreage Goals Achieved! Sprawling 6 Bedroom 2 Story with a WALKOUT BASEMENT on a pie lot at the end of the loop with SOUTH BACK YARD and a Oversized Triple Garage! WRAPPED IN MATURE TREES this acreage offers true privacy. DESIGNER UPDATES throughout the main level starting with the FLOOR TO CEILING CUSTOM CABINETRY, built in appliances, SPACIOUS ISLAND for all your guests and Country sized walk in pantry. Dinette is FILLED WITH NATURAL LIGHT from the wall of windows with garden door to MULTIPLE LEVELS OF DECKS & PATIOS. Formal dining room framed in PICTURE WINDOWS. Fireplace in living room plus an OFFICE WITH A VIEW to the front. Primary suite FIT FOR A KING with ensuite and walk in closet. Next 3 BEDROOMS ARE SIMILAR in size with a full bath and private laundry room. BEDROOM 5 is in the BONUS ROOM over the garage. BASEMENT IS FULLY DEVELOPED an open rec room, wet bar, work out area, Bedroom full bath and lots of storage. 34x28 GARAGE IS HEATED plus extra tall bay for all your toys. AMAZING PROPERTY!

Built in 2002



## Essential Information

MLS® #	E4434199
Price	\$1,097,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,358
Acres	0.71
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## Community Information

Address	87 26106 Twp Road 532 A
Area	Rural Parkland County
Subdivision	The Southern Properties
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1A3

## Amenities

Features	See Remarks
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## Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby

Construction	Wood
Foundation	Slab

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	6
Zoning	Zone 70

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Listing information last updated on May 8th, 2025 at 7:32pm MDT