

Courtesy Of Keith Fortin Of Blackmore Real Estate

## \$469,900 - 23 26116a Hwy 16, Rural Parkland County

MLS® #E4446996

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,272 sqft

Rural on 0.09 Acres

Country Squire Estates, Rural Parkland County, AB

Discover peaceful, maintenance-free living just minutes from Edmonton! This beautifully maintained 1,272 sq ft half duplex with a finished walkout basement is tucked into an exclusive 55+ community surrounded by trees and walking paths. With 2 bedrooms + a den, 2 full bathrooms, and a 2-piece powder room, this home offers a bright, open-concept main floor, cozy gas fireplace, stainless steel appliances, and main floor laundry for everyday ease. The walkout basement features a large family room, ample storage, and access to a lovely, tiered garden off the patio. Enjoy total privacy and tranquil tree views from the upper deck-perfect for morning coffee and listening to the birds. All appliances are included, and the snow and lawn care are done for you. Embrace a relaxed, nature-connected lifestyle in a quiet, well-kept community just outside the city.

Built in 2007

### Essential Information

MLS® #	E4446996
Price	\$469,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,272
Acres	0.09
Year Built	2007
Type	Rural
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	23 26116a Hwy 16
Area	Rural Parkland County
Subdivision	Country Squire Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1A1

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Smoking Home, Sprinkler System-Fire, Vinyl Windows, Walk-up Basement, Natural Gas BBQ Hookup
Parking Spaces	4

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 10th, 2025
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Days on Market	1
Zoning	Zone 70
Condo Fee	\$384

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Listing information last updated on July 11th, 2025 at 11:02am MDT