

## **\$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
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### 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	99

## Zoning

## Zone 90

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