

\$545,000 - 6415 Twp Road 540, Rural Parkland County

MLS® #E4448965

\$545,000

2 Bedroom, 2.50 Bathroom, 1,120 sqft

Rural on 9.76 Acres

None, Rural Parkland County, AB

Stunning fully renovated 60 x 40 shop with full size, 1100+ sq ft quality living quarters on just under 10 acres! Just off Hwy 757 & only 5 minutes to Hwy 16. Quick, easy access to pavement for your trucks and equipment transport. Oversized 16x16 door, 8" slab, automatic openers, 2 post lift, jib crane, dual sumps, drilled well and standalone septic, this property has it all for combining your business with comfortable year round living. No expense for comfort spared with full stainless appliances, hardwood flooring, modern A/C, supplemental wood heat AND in floor heat with a steam shower in the ensuite. 2 bed + 2 full bath in the living quarters with extra 2pc bath in the shop area. Outbuildings & 40 x 40 lean to for additional covered storage. Living quarters walls/ceiling re-insulated in 2015. New 32x16 deck last year, very sturdy. New tin roof and stucco approx. 3 yrs ago. Parcel perimeter fenced, scratch that hobby farm itch! Rare opportunity, you won't find many properties that compare to this one.

Built in 1980

Essential Information

MLS® #	E4448965
Price	\$545,000
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,120
Acres	9.76
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	6415 Twp Road 540
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0S0

Amenities

Features	Air Conditioner, Fire Pit, Hot Water Natural Gas, Parking-Extra, Vinyl Windows, See Remarks
----------	---

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Block
Exterior Features	Fenced, Landscaped, Private Setting, Recreation Use, Stream/Pond, Treed Lot
Construction	Block
Foundation	Concrete Perimeter

Additional Information

Date Listed July 21st, 2025

Days on Market 15

Zoning Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 1:02pm MDT