

## **\$850,000 - 4-26516 Twp Rd 514, Rural Parkland County**

MLS® #E4438460

**\$850,000**

3 Bedroom, 3.50 Bathroom, 1,656 sqft

Rural on 3.53 Acres

Sandhills Estates, Rural Parkland County, AB

Welcome to your well-maintained & loved Bi-Level home, privately situated in trees, surrounded by reserve land & nature at your doorstep. The large entrance beckons you inside to either level when entering through your front door or garage. Upstairs you will find an open concept custom kitchen with granite counters & pantry and living & dining areas with huge trpl pane windows! Plus, a sunroom which overlooks the patio and firepit area and gives you access to your BBQ on a raised deck. The hallway leads past office/3rd bdrm, 3-pce bath & 2nd bdrm to reach the large primary w/walk-in closet & 3-pce ensuite. Downstairs find a spacious family room w/2-pce bath plus a generous crafting/workshop/exercise/kids playroom area you can convert into what your heart desires. Large amounts of cabinets and storage throughout the home, in-floor heat under all tile & 9 ft ceilings throughout. Outside, you have 2 garages: att oversized trpl & det dbl, 30 x 100 ft veg garden, fruit trees, landscaped & fully fenced lot.

Built in 2001

### **Essential Information**

MLS® # E4438460

Price \$850,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,656
Acres	3.53
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4-26516 Twp Rd 514
Area	Rural Parkland County
Subdivision	Sandhills Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1E9

### Amenities

Features	Ceiling 9 ft., Hot Water Natural Gas, Patio, Sunroom, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, See Remarks, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Corner Lot, Environmental Reserve, Flat Site, Landscaped, Low Maintenance Landscape, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 25th, 2025

Days on Market 6

Zoning Zone 90

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Listing information last updated on May 31st, 2025 at 9:47am MDT