

# **\$650,000 - 27 26321 Hwy 627, Rural Parkland County**

MLS® #E4432637

**\$650,000**

3 Bedroom, 2.50 Bathroom, 1,304 sqft

Rural on 3.68 Acres

Sprucehill Park, Rural Parkland County, AB

Welcome to this exceptional 3 bedroom bi-level acreage, spanning an impressive 3.68 acres of pristine land. Nestled in a superb location, this property offers convenient access to all amenities while providing a serene escape from the hustle and bustle of the city. Step inside this charming residence and be greeted by a warm and inviting atmosphere. The spacious living area is perfect for relaxation or entertaining guests, featuring large windows that flood the space with natural light, creating an airy ambiance. The well-appointed kitchen boasts modern appliances, ample cabinet storage, and a breakfast bar for casual dining. Both bedrooms are generously sized, providing comfortable retreats for rest and rejuvenation. The primary bedroom offers a private sanctuary, complete with an ensuite bathroom for added convenience. This property boasts an oversized double detached garage, offering ample space for vehicles and storage. Additionally, a barn with power, awaits your creative endeavours.

Built in 1989

## **Essential Information**

MLS® # E4432637

Price \$650,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,304
Acres	3.68
Year Built	1989
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	27 26321 Hwy 627
Area	Rural Parkland County
Subdivision	Sprucehill Park
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1C7

### **Amenities**

Features	Gazebo, Parking-Extra, Patio, See Remarks
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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	Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Schools, Shopping Nearby, Subdividable Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 24th, 2025

Days on Market 1

Zoning Zone 90

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Listing information last updated on April 25th, 2025 at 7:47pm MDT