

# **\$1,075,000 - 21 26323 Twp Road 532 A, Rural Parkland County**

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MLS® #E4440276

**\$1,075,000**

5 Bedroom, 3.00 Bathroom, 1,893 sqft

Rural on 1.14 Acres

Royal Spring Estates, Rural Parkland County,  
AB

**\*\*ROYAL PARK GEM\*\*** MUNICIPAL SERVICES, CUL-DE-SAC LOCATION, SOUTH FACING YARD, FULLY FENCED, HEATED TRIPLE ATTACHED GARAGE, RV PARKING, SCREENED-IN SUN ROOM, TRIPLE PANE WINDOWS, CENTRAL A/C, NEWER FURNACE & HOT WATER this place has it all! With over 3600 sqft of total living space and 5 bedrooms there is ample space for everyone. The main floor offers a beautiful open concept living area w/ views of the yard , spacious gourmet kitchen with UPDATED CUPBOARDS, large den/office space, a king size primary bedroom with walk-in closet and 5 piece ensuite (Jaacuzzi-tub) a second spacious bedroom and a full washroom. Downstairs you have HUGE windows making the space feel open and bright, a wet bar, rec room, 3 extra bedrooms and another full washroom. THIS HOME IS IMMACULATE INSIDE AND OUT, on 1.14 ACRES OF MANICURED LAND, located just 5 mins from Spruce Grove and 30 mins from downtown Edmonton, all on paved roads, with a private setting and the neighbours are great!



Built in 2007

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440276               |
| Price          | \$1,075,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,893                  |
| Acres          | 1.14                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 21 26323 Twp Road 532 A |
| Area        | Rural Parkland County   |
| Subdivision | Royal Spring Estates    |
| City        | Rural Parkland County   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7X 4M1                 |

### Amenities

|          |   |
|----------|---|
| Features | Air Conditioner, Ceiling 10 ft., No Smoking Home, Sprinkler System-Fire, Sunroom, Wet Bar, Natural Gas BBQ Hookup |
|----------|---|

### 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 | Fenced, Flat Site, Golf Nearby, No Back Lane, No Through Road, Paved Lane, Shopping Nearby, Treed Lot |
| Construction      | Wood  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 4th, 2025

Days on Market                5

Zoning                            Zone 70

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Listing information last updated on June 9th, 2025 at 6:02pm MDT