

## **\$389,900 - 47 26116a Highway 16, Rural Parkland County**

MLS® #E4441465

**\$389,900**

1 Bedroom, 1.50 Bathroom, 1,271 sqft

Rural on 0.05 Acres

Country Squire Estates, Rural Parkland County, AB

IMMACULATE ADULT LIVING BUNGALOW (55+) in BEAUTIFUL COUNTRY SQUIRES ESTATES just MINUTES from EDMONTON!

Enjoy quiet country living without the hassle of all the yard work! This 1,271sq.ft bungalow offers a modern open concept with loads of west facing windows for plenty of natural light. The kitchen has plenty of cabinetry, center raised island, stainless steel appliance and a pantry. Open from the kitchen is the spacious living room with gas fireplace and dining area with access to the rear deck. The primary bedroom has a 4 piece ensuite with corner tub and walk-in closet. French doors lead to the den which could easily work as a home office or 2nd bedroom. Main floor laundry and half bath completes the main floor. The basement is a blank canvas and has space for 2 additional bedrooms, a family room, rough in for bathroom and extra room for storage. Enjoy the sunrise from the front verandah and the glorious sunsets off the rear deck. One of a kind community with easy access to HWY 16!! A must see!!

Built in 2008

### **Essential Information**

MLS® # E4441465

Price \$389,900



Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,271
Acres	0.05
Year Built	2008
Type	Rural
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	47 26116a Hghway 16
Area	Rural Parkland County
Subdivision	Country Squire Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1A1

### **Amenities**

Features	Deck, No Animal Home, No Smoking Home, Parking-Visitor
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Cul-De-Sac, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	2
Zoning	Zone 70
Condo Fee	\$375

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