

# \$555,000 - 25 1307 Twp Rd 540, Rural Parkland County

MLS® #E4433133

## \$555,000

5 Bedroom, 3.50 Bathroom, 1,501 sqft  
Rural on 1.56 Acres

Chickakoo Estates, Rural Parkland County, AB

Looking for that perfect acreage to raise a family? This absolutely stunning private and treed 1.56 acre pie lot in Chickakoo Estates is tucked away at the end of the road and backing a field. There's a total of 5 bedrooms and 3.5 baths, vaulted ceilings in the great room and main floor laundry! Fresh paint throughout including the classic white kitchen! Watch the kids and wildlife through the triple pane windows installed in 2020. Double attached garage is heated and there's plenty of room for RV or extra parking. The shingles were replaced in 2019, the water heater is newer, and central air was added in 2014! There's incredible potential to make this remarkable property truly your own with a little sweat equity.

Built in 2001

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433133  |
| Price          | \$555,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,501     |
| Acres          | 1.56      |



|            |                        |
|------------|------------------------|
| Year Built | 2001                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 25 1307 Twp Rd 540    |
| Area        | Rural Parkland County |
| Subdivision | Chickakoo Estates     |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 0A7               |

### Amenities

|          |                                                                                    |
|----------|------------------------------------------------------------------------------------|
| Features | Air Conditioner, Deck, Parking-Extra, R.V. Storage, Vaulted Ceiling, Vinyl Windows |
|----------|------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood                                        |
| Exterior Features | No Through Road, Private Setting, Treed Lot |
| Construction      | Wood                                        |
| Foundation        | Concrete Perimeter                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 50               |
| Zoning         | Zone 70          |

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Listing information last updated on June 17th, 2025 at 9:17am MDT