

Courtesy Of Viktoriya V Finkbeiner Of Century 21 Leading

\$1,200,000 - 4 27504 Twp Road 540, Rural Parkland County

MLS® #E4442264

\$1,200,000

5 Bedroom, 4.00 Bathroom, 2,314 sqft

Rural on 1.52 Acres

Battle Ridge Estates, Rural Parkland County, AB

One of a kind properties! Located on 1.52 acres with municipal & environmental reserve on two sides and only 10 min north of Spruce Grove & 15 min west of St. Albert, all on paved road! right across from Muir Lake for fishing & beautiful walking trails. This unique property offers privacy, convenience, comfort & opportunities! Opportunities to run your own business or have a cool hobby with the 30x60 shop with drain, radiant heat, mezzanine for storage! Lots of parking, RV hookups & reinforced paved driveway for heavy equipment. The home itself offers lots of space to raise a family with 3 bedrooms up, Bonus room & finished basement with 2 more bedrooms. As soon as you pull up to the home (with double heated garage) front porch welcomes you & truly gives you the country vibe that follows through in the home. Main floor offers office space, living room with gas fireplace, kitchen & dining next to the outdoor space for easy entertaining! Many features in this home like: AC, all new windows, 2 wells, & more!

Built in 2006

Essential Information



MLS® #	E4442264
Price	\$1,200,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,314
Acres	1.52
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4 27504 Twp Road 540
Area	Rural Parkland County
Subdivision	Battle Ridge Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3V4

Amenities

Features	Air Conditioner, Deck, Fire Pit, R.V. Storage
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed June 13th, 2025
Days on Market 4
Zoning Zone 70

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Listing information last updated on June 17th, 2025 at 4:47am MDT