

# **\$545,000 - 6415 Twp Road 540, Rural Parkland County**

MLS® #E4448965

**\$545,000**

2 Bedroom, 2.50 Bathroom, 1,120 sqft

Rural on 9.76 Acres

None, Rural Parkland County, AB

Stunning fully renovated 60 x 40 shop with full size, 1100+ sq ft quality living quarters on just under 10 acres! Just off Hwy 757 & only 5 minutes to Hwy 16. Quick, easy access to pavement for your trucks and equipment transport. Oversized 16x16 door, 8" slab, automatic openers, 2 post lift, jib crane, dual sumps, drilled well and standalone septic, this property has it all for combining your business with comfortable year round living. No expense for comfort spared with full stainless appliances, hardwood flooring, modern A/C, supplemental wood heat AND in floor heat with a steam shower in the ensuite. 2 bed + 2 full bath in the living quarters with extra 2pc bath in the shop area. Outbuildings & 40 x 40 lean to for additional covered storage. Living quarters walls/ceiling re-insulated in 2015. New 32x16 deck last year, very sturdy. New tin roof and stucco approx. 3 yrs ago. Parcel perimeter fenced, scratch that hobby farm itch! Rare opportunity, you won't find many properties that compare to this one.

Built in 1980

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4448965  |
| Price    | \$545,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,120                  |
| Acres          | 9.76                   |
| Year Built     | 1980                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6415 Twp Road 540     |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 0S0               |

### Amenities

|          |                                                                                             |
|----------|---------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Fire Pit, Hot Water Natural Gas, Parking-Extra, Vinyl Windows, See Remarks |
|----------|---------------------------------------------------------------------------------------------|

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | ensuite bathroom                            |
| Heating           | Forced Air-1, Wood Stove, Natural Gas, Wood |
| Stories           | 1                                           |
| Has Basement      | Yes                                         |
| Basement          | None, No Basement                           |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Block                                                                       |
| Exterior Features | Fenced, Landscaped, Private Setting, Recreation Use, Stream/Pond, Treed Lot |
| Construction      | Block                                                                       |
| Foundation        | Concrete Perimeter                                                          |

### Additional Information

Date Listed July 21st, 2025

Days on Market 45

Zoning Zone 70

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