

Courtesy Of David C St. Jean Of Exp Realty

## **\$399,900 - 2527 Parkland Drive, Rural Parkland County**

MLS® #E4443617

**\$399,900**

3 Bedroom, 2.00 Bathroom, 2,217 sqft

Rural on 2.19 Acres

Spruce Ridge Properties, Rural Parkland County, AB

Welcome to 2527 Parkland Dr – a beautiful 3 bed, 2 bath bungalow nestled on 2.19 serene acres in rural Parkland County. This charming home offers a spacious layout with a loft, massive secondary bedrooms, and a large primary suite featuring a steam shower ensuite. The main floor includes a full 4pc bath, updated windows, a cozy wood-burning fireplace, and durable siding and deck (replaced in 2019). The basement functions as a cellar with plenty of storage space. Key mechanical upgrades include a boiler, pressure tank, and hot water tank replaced in 2020. Enjoy reliable potable water from a 50 ft drilled well, and a grandfathered septic system with a large tank and mound. The barn boasts new structural timbers and a brand-new loft floor. There's also a shop – ideal for projects, storage, or equipment. Located minutes from schools, shopping in Stony Plain and Spruce Grove, and offers quick access to Hwy 16 and Hwy 770 for an easy commute. Country living with modern comfort. All this home needs is YOU!

Built in 1962

### **Essential Information**

MLS® # E4443617

Price \$399,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,217
Acres	2.19
Year Built	1962
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2527 Parkland Drive
Area	Rural Parkland County
Subdivision	Spruce Ridge Properties
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0H0

### Amenities

Features	Deck, Detectors Smoke, Front Porch, Sunroom, Vinyl Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Hot Water, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, Private Setting, Schools, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 20th, 2025
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Days on Market 10

Zoning Zone 90

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Listing information last updated on June 30th, 2025 at 12:32am MDT