

# **\$949,900 - 46 26323 Twp Road 532 A, Rural Parkland County**

MLS® #E4444666

**\$949,900**

4 Bedroom, 3.00 Bathroom, 1,935 sqft

Rural on 1.00 Acres

Royal Spring Estates, Rural Parkland County,  
AB

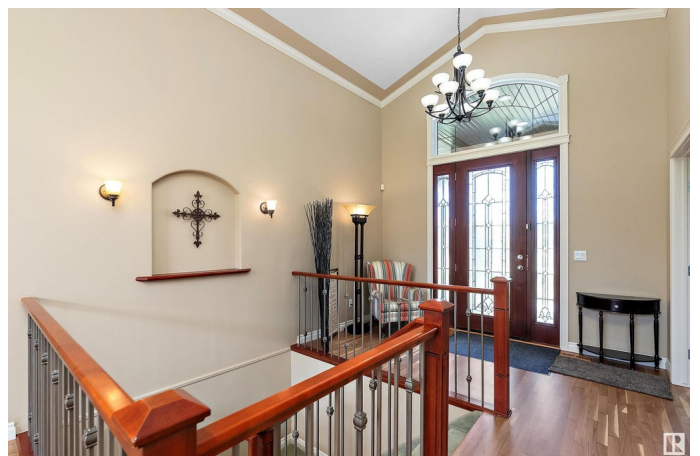
Discover upscale acreage living at 46 Royal Spring Estates, just minutes from Edmonton & Spruce Grove. This beautifully crafted custom built bungalow sits on a fully landscaped, treed & fenced 1 acre lot, offering over 3,600 sq ft of refined living space. The home features 5 bedrooms & 3 bathrooms. The open-concept main floor showcases a spacious chef's kitchen, elegant living space with coffered ceilings, gas fireplace, & high-end finishes! Wait until you see the American Cherry hardwood floors (Professionally refinished in June). The home has been freshly painted & meticulously cared for. Additional highlights include a luxurious primary suite with a spa-style ensuite, central A/C, MUNICIPAL WATER & SEWER, an in-home fire sprinkler system, lawn irrigation & massive heated triple garage. The private backyard is perfect for quiet evenings on your new (2025) composite deck or enjoying the peaceful natural setting. This is the perfect blend of luxury, comfort, & convenience!

Built in 2007

## **Essential Information**

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Price	\$949,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,935
Acres	1.00
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	46 26323 Twp Road 532 A
Area	Rural Parkland County
Subdivision	Royal Spring Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 4M1

### Amenities

Features	Air Conditioner, No Smoking Home, Sprinkler System-Fire, Sprinkler Sys-Underground, Natural Gas BBQ Hookup
Parking Spaces	6

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through Road, Treed Lot
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 27th, 2025  
Days on Market                4  
Zoning                              Zone 70

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