

# **\$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 |
|----------|-----------------------------------------------|

### 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        62  
Zoning                    Zone 70

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