

# **\$2,499,000 - 17 25515 Twp Rd 511 A, Rural Parkland County**

---

MLS® #E4458834

**\$2,499,000**

5 Bedroom, 4.50 Bathroom, 3,523 sqft

Rural on 1.00 Acres

The Estates at Blackhawk, Rural Parkland County, AB

This could be your dream home by Launch Homes. This home is not yet built. Photos are from previous model. Step into this exceptional custom 3,523 sqft home, designed for modern family living w/ thoughtful attention to detail. Rare opportunity to own 1 acre in the Estates at Blackhawk! This south-facing lot backs onto the river valley with access to the North Saskatchewan River & is near the renowned Blackhawk Golf Course. The main floor features an open-to-below living area filled w/ natural light from expansive windows. You are immediately drawn into the living room, where a soaring FP creates a striking focal point. The chef-inspired kitchen boasts a massive island, modern finishes, & a walk-through butler's pantry. Upstairs the luxurious primary suite w/ a spa-inspired ensuite & walk-through closet. The fully finished walk-out basement provides flexible living with space for a home theatre, recreation, or guest suite. Additional highlights include a triple-attached garage & modern finishes throughout.

Built in 2025

## **Essential Information**

MLS® #                      E4458834



|                |                        |
|----------------|------------------------|
| Price          | \$2,499,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,523                  |
| Acres          | 1.00                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 17 25515 Twp Rd 511 A    |
| Area        | Rural Parkland County    |
| Subdivision | The Estates at Blackhawk |
| City        | Rural Parkland County    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T7Y 1A8                  |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

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

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood                               |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby |
| Construction      | Wood                               |
| Foundation        | Concrete Perimeter                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2025 |
| Days on Market | 19                   |
| Zoning         | Zone 90              |
| HOA Fees       | 300                  |
| HOA Fees Freq. | Annually             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 9th, 2025 at 9:33pm MDT