

## \$700,000 - 5 26312 Twp Rd 514, Rural Parkland County

MLS® #E4431822

**\$700,000**

3 Bedroom, 3.50 Bathroom, 2,006 sqft

Rural on 4.60 Acres

Harder Acres, Rural Parkland County, AB

Imagine yourself in a charming 2033 sf bungalow nestled on 4.59 acres, a haven for horse lovers or anyone seeking privacy. Enveloped by lush trees, property is fenced and cross-fenced, offering ample space for an outdoor riding arena or round pen. The heart of the open-concept home boasts a welcoming kitchen and dining area, complemented by a convenient backdoor laundry/mudroom. 2 spacious primary bedrooms: one w/ a WIC & 4pc bath, and the other a changing/retreat area & 4pc bath. The versatile den can serve as a bedroom or personal retreat. Venture downstairs to find a cozy family room, a 3rd bdrm, 2pc bath, and abundant storage space. Step outside to unwind on your deck, savoring the view and the tranquility that comes with no nearby neighbors. Enjoy evenings around the fire pit or watch your children explore and play among the trees. A paved and treed driveway leads to the home and double-detached garage with a convenient turnaround. All this and more, just minutes away from west Edmonton and Devon.

Built in 1975

### Essential Information

MLS® # E4431822

Price \$700,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,006                  |
| Acres          | 4.60                   |
| Year Built     | 1975                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5 26312 Twp Rd 514    |
| Area        | Rural Parkland County |
| Subdivision | Harder Acres          |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 1C8               |

### Amenities

|          |  |
|----------|--|
| Features | Air Conditioner, Crawl Space, Deck, Fire Pit, Vaulted Ceiling, See Remarks |
|----------|--|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                            |
| Heating           | Fan Coil, In Floor Heat System, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished                              |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Cross Fenced, Fenced, Fruit Trees/Shrubs, Landscaped, Private Setting, Treed Lot, See Remarks |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter, Preserved Wood  |

**Additional Information**

Date Listed            April 19th, 2025  
Days on Market      11  
Zoning                Zone 90

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