

## **\$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
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### **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      16  
Zoning                Zone 90

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