

# **\$739,000 - 30 26321 Hghway 627, Rural Parkland County**

MLS® #E4429286

**\$739,000**

6 Bedroom, 3.00 Bathroom, 2,074 sqft

Rural on 4.60 Acres

Sprucehill Park, Rural Parkland County, AB

Looking for an acreage super close to Edmonton, Spruce Grove and Devon? An acreage with a spacious home and a shop? Need a place for horses? Or a large garden? Then check out this hillside bungalow on 4.6 tree lined acres! The main floor has a huge living space with gas fireplace, formal dining room and spacious kitchen. Down the hall are 4 bedrooms, a full bathroom and a primary bedroom with ensuite. There is an end to end front deck that has three access doors and overlooks the beautiful yard. Downstairs you enter into the open kitchen & living room, with a second gas fireplace. Then down the hall are two additional bedrooms, a rec room, 3 pc bathroom and utility room. Attached is a double oversized garage. Then there is the shop! 28 x 40 with two doors, one large enough to store an RV! Additional features: Newer basement flooring, 200 amp service, central a/c, fenced area for horses. With approximately 3400 sq ft of living space, this is the perfect home for a large, growing or multi family residence.

Built in 1990

## **Essential Information**

MLS® # E4429286

Price \$739,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,074                  |
| Acres          | 4.60                   |
| Year Built     | 1990                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 30 26321 Hghway 627   |
| Area        | Rural Parkland County |
| Subdivision | Sprucehill Park       |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 1C7               |

### Amenities

|          |   |
|----------|---|
| Features | Air Conditioner, Deck, Exterior Walls- 2"x6", No Smoking Home, Walkout Basement |
|----------|---|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Corner Lot, Hillside, Landscaped, No Back Lane, Private Setting, Treed Lot |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed April 5th, 2025  
Days on Market 27  
Zoning Zone 90



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