

\$634,900 - 20 1307 Twp Road 540, Rural Parkland County

MLS® #E4426727

\$634,900

4 Bedroom, 2.50 Bathroom, 1,335 sqft
Rural on 1.31 Acres

Chickakoo Estates, Rural Parkland County, AB

WALKOUT bi-level & attached double garage (25x24, heated, insulated) on 1.31 acres in Chickakoo Estates subdivision. This 1335 sqft (+ full basement) home features a soaring vaulted ceiling and bright open-concept floor plan. On the main: living room w/ gas fireplace & large south-facing windows, dining area with bay window and deck access & a beautiful gourmet kitchen with eat-up island. Finishing off the main level are 2 full bathrooms and 3 bedrooms including the owner's suite with 3-piece ensuite. In the walkout basement: a spacious family room with wood stove, 2 additional bedrooms, 2-piece bathroom (Rough in tub/shower drain) & a huge laundry room with sink and plenty of counter top and cupboard space. Upgrades include new H2O tank, New 3 stage water filtration system with softener & a Built back up generator. Outside, this private acreage is nestled in the trees & features a paved driveway, fire pit area, deck, patio. Located 2 km to Chickakoo Lake Rec Area & only 10 mins northwest of Stony Plain.



Built in 2001

Essential Information

MLS® #	E4426727
Price	\$634,900

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,335
Acres	1.31
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	20 1307 Twp Road 540
Area	Rural Parkland County
Subdivision	Chickakoo Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0A7

Amenities

Features	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home, Patio, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Walkout Basement
Parking Spaces	6

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Landscaped, No Back Lane, No Through Road, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Private

Setting, Rolling Land, Treed Lot

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed March 20th, 2025

Days on Market 33

Zoning Zone 70

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