

## **\$675,000 - 7 2011 Twp Road 510, Rural Parkland County**

MLS® #E4438315

**\$675,000**

4 Bedroom, 2.50 Bathroom, 1,432 sqft

Rural on 2.99 Acres

Twin Ravines, Rural Parkland County, AB

Growing weary of the dated & worn acreage market? This is your chance to snag a FRESH & MODERN ACREAGE! Presenting your RIVER VALLEY RETREAT- BUILT IN 2010! Tasteful + FULLY FINISHED w/ NEWER DETACHED SHOP+DOUBLE ATTACHED GARAGE! Welcoming entry features COVERED FRONT VERANDA perfect for the BBQ, smoker and private hot tub. Main floor feat 9 FOOT CEILINGS, 3 FULL BEDROOMS w/ full primary ensuite + MAIN FLOOR LAUNDRY / MUD ROOM. High efficiency furnace, brand new TANKLESS HOT WATER, central vacuum, dual alarm system for both the septic+cistern. FULLY FINISHED BASEMENT also has 9 FOOT CEILINGS, FULL BATH w/ heated floor, 2 more HUGE BEDROOMS & SPACIOUS family room. NEWER 24x40 FINISHED, INSULATED, and HEATED DETACHED SHOP is the HOBBYIST DREAM w/R20 walls + R35 attic! All of this is less than 1/2 a mile from the North Sask river, this 3 acre parcel is located approximately 25 min from SW Edmonton & is perfect for those seeking a MODERN + TASTEFUL ACREAGE boasting PRIVACY & TRANQUILITY! 100% complete!

Built in 2010

### **Essential Information**



MLS® #	E4438315
Price	\$675,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	2.99
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7 2011 Twp Road 510
Area	Rural Parkland County
Subdivision	Twin Ravines
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Z 1X5

### Amenities

Features	Deck, Exterior Walls- 2"x6", Fire Pit, Front Porch, Hot Tub, Hot Water Tankless, No Smoking Home, R.V. Storage, Vinyl Windows, Workshop, See Remarks, 9 ft. Basement Ceiling
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Private Setting, Treed Lot, See Remarks
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 23rd, 2025

Days on Market                9

Zoning                            Zone 90

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Listing information last updated on June 1st, 2025 at 3:47am MDT