

# **\$550,000 - 25 1307 Twp Road 540, Rural Parkland County**

MLS® #E4447213

**\$550,000**

5 Bedroom, 3.50 Bathroom, 1,550 sqft

Rural on 1.56 Acres

Chickakoo Estates, Rural Parkland County, AB

Charming 2-storey & attached double garage (20x20, heated) on 1.56 acres in the beautiful rolling hills of Chickakoo Estates subdivision, only 10 minutes northwest of Stony Plain. This 1,550 sq ft (plus full basement) home features a soaring vaulted ceiling, main floor laundry room and plenty of natural light. On the main: hardwood & tile flooring, 2-pc powder room, bright living room with large windows, and a spacious eat-in kitchen with built-in dishwasher, built-in desk & back deck access. Upstairs: 2 full bathrooms and 3 generous-sized bedrooms including the owner's™ suite with double closets and 3-piece ensuite. The finished basement boasts 2 more bedrooms, 3-piece bathroom and a cozy family nook. Peaceful, private lot located at the end of a quiet cul-de-sac; the yard features a deck, dog run, fire pit, 2 storage sheds, play structure and an above ground pool. Minutes to Chickakoo Lake Recreation Area, Glacier Greens Golf Course and a quick drive to all of the amenities of Stony Plain & Spruce Grove.

Built in 2001

## **Essential Information**

MLS® #

E4447213



Price	\$550,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,550
Acres	1.56
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	25 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	Air Conditioner, Deck, Dog Run-Fenced In, Fire Pit, No Smoking Home, R.V. Storage, Vaulted Ceiling, Vacuum System-Roughed-In
Parking Spaces	6

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, No Back Lane, No Through Road, Park/Reserve, Private Setting, Rolling Land, Schools, Shopping Nearby, Treed Lot

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	12
Zoning	Zone 70

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