

# **\$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 22nd, 2025 at 2:17pm MDT