

# \$865,000 - 5515 Twp Road 534, Rural Parkland County

MLS® #E4427434

**\$865,000**

4 Bedroom, 3.00 Bathroom, 1,093 sqft

Rural on 38.99 Acres

None, Rural Parkland County, AB

Discover the perfect blend of country charm and convenience with this stunning 38.99 acre property located just one hour west of Edmonton in the tranquil countryside of Parkland County. Perimeter fenced and designed with hobby farmers and equestrian enthusiasts in mind, this turn-key haven features an 80' x 160' engineered indoor insulated riding arena, a barn boasting a 30' x 40' main room, tack/feed room, eight pastures, seven wooden shelters, and rolling landscapes. The 1000+ sq ft raised bungalow offers four bedrooms, three bathrooms, and two spacious living areas, providing the perfect space to create lasting memories. A 24' x 24' detached garage completes the home setup. With a good mix of treed and open areas, the property is ideal for enjoying nearby riding trails or unwinding amidst nature's beauty. Close to Lake Isle and Wabamun Lake, with Highway 16 nearby, this countryside gem is truly a perfect location. Start living the Alberta dream today!

Built in 1960

## Essential Information

MLS® # E4427434

Price \$865,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,093                  |
| Acres          | 38.99                  |
| Year Built     | 1960                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 5515 Twp Road 534     |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 0V0               |

### **Amenities**

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### **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 | Cross Fenced, Fenced, Rolling Land, See Remarks |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter                              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 18               |

## Zoning

## Zone 90

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 12th, 2025 at 9:17am MDT