

# **\$1,100,000 - 25 26323 Twp Road 532 A, Rural Parkland County**

MLS® #E4446855

**\$1,100,000**

4 Bedroom, 3.50 Bathroom, 2,077 sqft

Rural on 1.05 Acres

Royal Spring Estates, Rural Parkland County,  
AB

EXECUTIVE BUNGALOW & ATTACHED QUADRUPLE GARAGE (50Wx40L, heated, 220V, 2 commercial sinks, basement & main access) on 1.05 acres, 5 mins west of Edmonton in Royal Springs Estates subdivision. This 2073 sqft (plus full basement) home features central AC, in floor heat, 11'™ ceiling, indoor sprinkler system, sound system throughout, municipal water & sewer and so much more! Gourmet kitchen with quartz counters, eat-up island, walk-through pantry and dining area w/ deck access. Spacious living room w/ electric fireplace. Owner's™ suite w/ walk-in closet and 5-pc ensuite w/ soaker tub & fireplace. Finishing off the main: formal dining room/den, 2nd bedroom w/ cheater door to 4-pc main bath, den & mudroom w/ 2-pc bath. Basement: huge family room w/ wet bar & study corner, gym, laundry room w/ sink, 2 bedrooms w/ walk-in closets, 4-pc bathroom & storage room. Outside: landscaped w/ irrigation system, deck, fire pit area, storage shed, RV storage. Fantastic location, minutes to Spruce Grove, St. Albert & Edmonton.

Built in 2011

## **Essential Information**



MLS® #	E4446855
Price	\$1,100,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,077
Acres	1.05
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	25 26323 Twp Road 532 A
Area	Rural Parkland County
Subdivision	Royal Spring Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 4M1

### **Amenities**

Features	Air Conditioner, Bar, Ceiling 10 ft., Deck, Exercise Room, Fire Pit, No Smoking Home, Patio, R.V. Storage, Sprinkler System-Fire, Sprinkler Sys-Underground, Wet Bar, HRV System
Parking Spaces	8

### **Interior**

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

### **Exterior**

Exterior	Wood
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Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	8
Zoning	Zone 70

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Listing information last updated on July 17th, 2025 at 12:02am MDT