

Courtesy Of Connor M McAuley Of 2% Realty Pro

# **\$749,900 - 3 27107 Twp Road 510, Rural Parkland County**

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MLS® #E4424113

**\$749,900**

2 Bedroom, 2.50 Bathroom, 1,600 sqft

Rural on 1.00 Acres

Mistik Ridge, Rural Parkland County, AB

Privacy and seclusion awaits with this stunning property! Enjoy private access to 30 acres of Environmental Reserve parkland along the North Saskatchewan River. Gorgeous river views along numerous walking trails, with picnic areas, fire pits and a boat launch for canoes and kayaks - Exclusive to Mistik Ridge residents. This custom built home features stone and wood accent exterior and solid pine doors, hardwood floors, vaulted ceilings & huge windows to enjoy the sun and views! The chef's kitchen comes with plenty of counter space, stainless steel appliances, and a WOLF STOVE! Upstairs you find the loft/office area, master bedroom with a private balcony and a 4 piece ensuite with soaker tub. The fully finished basement has a brand new 3 piece bathroom, bedroom, family room, and unique built in bunk beds, perfect for guests. Double detached garage wired for 240V, RV parking, custom built greenhouse, and a huge deck complete with an epic 3 season screen room and a wood burning stove. Enjoy!

Built in 2000

## **Essential Information**

MLS® #                    E4424113

Price                      \$749,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,600
Acres	1.00
Year Built	2000
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3 27107 Twp Road 510
Area	Rural Parkland County
Subdivision	Mistik Ridge
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1H6

### Amenities

Features	Deck, Detectors Smoke, Fire Pit, Front Porch, Gazebo, Greenhouse, Rooftop Deck/Patio
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Environmental Reserve, Fenced, Flat Site, Landscaped, Schools, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                March 5th, 2025  
Days on Market        45  
Zoning                    Zone 90

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