

# **\$575,000 - 9 2319 Twp Road 524, Rural Parkland County**

MLS® #E4431061

**\$575,000**

3 Bedroom, 2.00 Bathroom, 2,011 sqft

Rural on 3.14 Acres

Lakecrest, Rural Parkland County, AB

3 acres, a 2000 sqft bungalow & a 43'x30' heated SHOP - yes please! Set in a mature treed setting, this fully fenced property welcomes you with a gated entrance and long extended driveway. The house itself has been wonderfully transformed to include a covered front porch, large foyer to welcome your guests, in-floor heat, lovely living room, great kitchen with ample cupboard & countertop space, stainless appliances, walk-in pantry & separate dinette, back-hall laundry/mudroom, 4pc bath, and 3 generous-sized bedrooms including a king-sized owner's suite with walk-in closet, 3pc ensuite, & garden doors leading out to the patio. The SHOP features in-floor heat, a 2pc bath, 3 x 10' overhead doors & 2 hoists (10,000 & 20,000 lbs). With hot water on demand (2023), metal roofs (2021), and plenty of RV parking, this property has the privacy & space you need to live out your acreage dreams, and is just a short drive to Stony Plain!

Built in 1994

## **Essential Information**

MLS® # E4431061

Price \$575,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	2,011
Acres	3.14
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9 2319 Twp Road 524
Area	Rural Parkland County
Subdivision	Lakecrest
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 3M5

### Amenities

Features	Deck, Fire Pit, Hot Water Tankless, No Smoking Home, Patio, R.V. Storage, Workshop, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Baseboard, In Floor Heat System, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting, Ravine View, Recreation Use, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 16th, 2025
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Days on Market 4

Zoning Zone 90

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