



## 1307 TWP RD 540 7 Rural Parkland County AB

\$539,900

Nestled among trees just north of Stony Plain, this charming bi-level with a W/O basement offers the perfect retreat. Thoughtfully upgraded over the years, this home is move-in ready. The kitchen boasts hickory cabinets, quartz counters, SS appliances, and a convenient coffee bar. The main level welcomes you with an open-concept living area, vaulted ceilings and natural light streaming through large windows. Expand your entertainment area during summer months with a maintenance-free deck that spans the width of your home. Three generously-sized bedrooms upstairs, along with an upgraded 4pce bath. The primary bedroom is a sanctuary boasting a 3pce bath and private access to the deck. Descend to the lower level, to a cozy family room, complete with a wood-burning stove for chilly evenings. Two more bedrooms and a 3pce bath provide plenty of space for family or guests. Outside, discover a fire pit area, secret trails, and areas perfect for building forts! This acreage is fully fenced with room for a garage.

Listing Presented By:



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