



## 26112 TWP RD 511 11 Rural Parkland County AB

\$549,900

Welcome to #11 in Beaverbrook Park. This split-level family home sits on 1.41 acres, backing onto natural wetlands and ponds. Conveniently located near Devon and West Edmonton, you'll find easy access to both. Stepping inside, you'll notice the open concept layout of the living room, dining area, and kitchen. The cozy living room has a wood fireplace and tons of natural light from the great windows. The kitchen features a large island and plenty of counter space. Moving to the top floor, you'll discover the primary bedroom with 2pc ensuite, a full bathroom, and two additional bedrooms. Descending to the lower level, which is a raised basement with large windows, you'll find a second living room with a beautiful wood fireplace, the fourth bedroom, and a three-piece bathroom. The lowest level of the home features a spacious rec room and your storage/laundry/utility room. In recent years, the home has undergone updates including new windows, a septic pump, furnace, and pressure tank.

Listing Presented By:



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