



## Rural Parkland County Alberta

\$1,195,000

LUXURY Executive acreage in ROYAL SPRINGS ESTATES only 10 minutes from Edmonton! A WALKOUT Bungalow w/MUNICIPAL water/sewer services & near 5000SqFt of Total Finished living space. On 1 ACRE; fully fenced, & landscaped with custom built in water rock stream. Attached TRIPLE car garage is heated & measures 37'x 27'. Inside the home, features include 9' & 11' ceilings throughout w/2 beds & office up & 3 beds down, plus a separate formal dining room, several fireplaces & a stunning kitchen w/built in SS appliances & gorgeous VIEWS. Master 5 piece ensuite that includes flr/ceiling tile shower & large walk-in closet. The basement has a large THEATER ROOM, a WIDE OPEN LAYOUT with large windows unlike a usual basement perfect for recreational use & includes a WET BAR complete w/dishwasher & fridge. Property is WEST FACING for FULL EVENING SUN, has a large FIRE PIT sitting area & a 10' x 20' fully screened gazebo. Freshly painted throughout & All bathrooms recently renovated, in floor heat w/HE boiler system. (id:6769)

Family room 6.95 x 10.6

Bedroom 3 3.52 x 3.66

Bedroom 4 4.49 x 3.65

Bedroom 5 3.50 x 3.65

Media 6.96 x 4.68

Living room 4.99 x 7.51

Dining room 4.80 x 3.63

Kitchen 4.27 x 4.97

Den 3.35 x 3.79

Primary Bedroom 4.96 x 5.47

Bedroom 2 4.01 x 3.99

Breakfast 3.78 x 2.25

Laundry room 2.78 x 3.28

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<https://tysonmoroz.com/>



CREA

DDF

#230, 70 Mcleod Ave , Spruce Grove, AB,

Phone: 780-920-0550  
[tyson@royallepage.ca](mailto:tyson@royallepage.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.