# \$575,000 - 25 1307 Township Road 540, Rural Parkland County

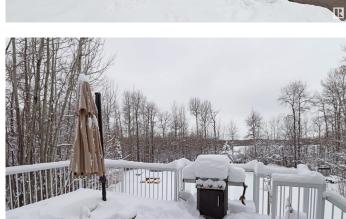
MLS® #E4428295

### \$575,000

5 Bedroom, 3.50 Bathroom, 1,501 sqft Rural on 1.56 Acres

Chickakoo Estates, Rural Parkland County, AB

Looking for that perfect acreage to raise a family? This absolutely stunning private and treed 1.56 acre pie lot in Chickakoo Estates is tucked away at the end of the road and backing a field. There's a total of 5 bedrooms and 3.5 baths, vaulted ceilings in the great room and main floor laundry! Fresh paint throughout including the classic white kitchen! Watch the kids and wildlife through the triple pane windows installed in 2020. Double attached garage is heated and there's plenty of room for RV or extra parking. The shingles were replaced in 2019, the water heater is newer, and central air was added in 2014!



Built in 2001

#### **Essential Information**

MLS® # E4428295 Price \$575,000

Bedrooms 5

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,501

Acres 1.56

Year Built 2001

Type Rural





Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 25 1307 Township Road 540

Area Rural Parkland County

Subdivision Chickakoo Estates

City Rural Parkland County

County ALBERTA

Province AB

Postal Code T7Y 0A7

#### **Amenities**

Features Air Conditioner, Deck, Parking-Extra, R.V. Storage, Vaulted Ceiling,

Vinyl Windows

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features No Through Road, Private Setting, Treed Lot

Construction Wood

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 31st, 2025

Days on Market 18

Zoning Zone 70

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Listing information last updated on April 18th, 2025 at 11:47am MDT