

Courtesy Of Terilynn S Atwell Of RE/MAX PREFERRED CHOICE

# \$1,299,999 - 14 27320 Twp Road 534, Rural Parkland County

MLS® #E4428525

**\$1,299,999**

4 Bedroom, 2.50 Bathroom, 2,205 sqft  
Rural on 2.42 Acres

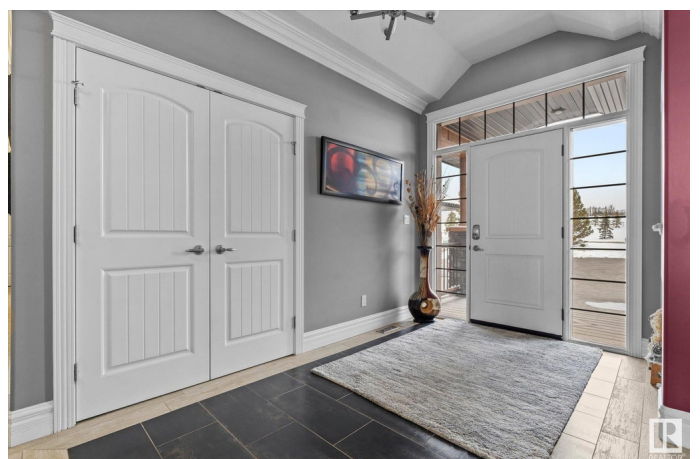
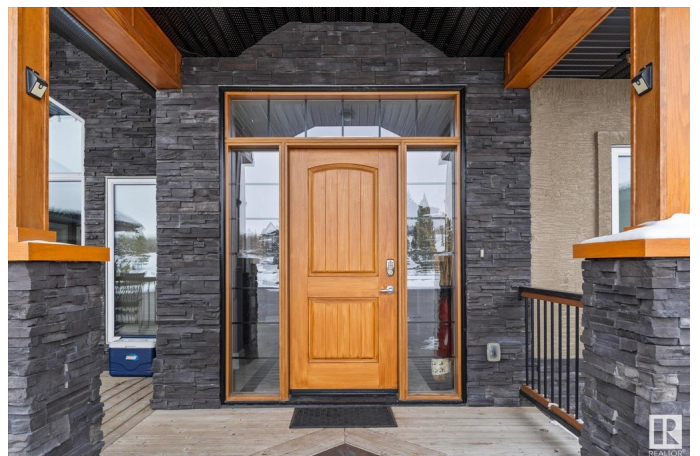
Southview Ridge (Parkland), Rural Parkland County, AB

Welcome to Southview Ridge! This custom built bungalow has over 3700 sq ft of living space! Situated at the top of the hill, it has a walkout, fully finished basement as well. Enjoy coffee in the morning on your covered front porch or a glass of wine in the evening on one of the 2 decks that face south and overlook the reserve land behind. Custom kitchen with SS appliances, built in ovens & granite counters. Huge pantry for all the goodies. On the main level you'll find an office, open concept kitchen/living space, 2 pc powder room, a large bedroom with ensuite and the primary bedroom with a large walk in closet and ensuite. Laundry & mud room leading to a double attached garage and the single attached garage is located on the other side of the home near the office. Downstairs has an additional 2 large bedrooms with a unique jack & jill style bathroom between. Wet bar & rec area w/fireplace. A hobby room for crafts leads you to yet another garage for toys & lawn equipment. Fully fenced for kids & pets.

Built in 2011

## Essential Information

MLS® # E4428525



Price	\$1,299,999
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,205
Acres	2.42
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	14 27320 Twp Road 534
Area	Rural Parkland County
Subdivision	Southview Ridge (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7X 3R9

### Amenities

Features	Air Conditioner, Closet Organizers, Deck, Fire Pit, Front Porch, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar
----------	---

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, No Through Road, Shopping Nearby

Construction Wood  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 2nd, 2025  
Days on Market 2  
Zoning Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 6:02pm MDT