

# **\$1,425,000 - 27305 Twp Road 540, Rural Parkland County**

MLS® #E4438829

**\$1,425,000**

6 Bedroom, 3.50 Bathroom, 2,753 sqft

Rural on 2.20 Acres

Poplar Ridge Estates (Parkland), Rural  
Parkland County, AB

Rare chance to own this PRIVATE 2.2-acre EXECUTIVE WALKOUT BUNGALOW in Poplar Ridge Estates, just minutes from Spruce Grove. Situated on a corner lot, this fully finished home features a TRIPLE 42x30 HEATED ATTACHED garage plus a 13x23 detached single garage. Thoughtfully updated with new flooring, paint, custom lighting, motorized blinds, drapery, custom exterior trim lighting, redone stamped concrete & Long paved driveway. The open-concept main floor boasts 10' ceilings throughout, with 12' coffered ceilings in the living room w/fireplace. The kitchen includes granite counters, new backsplash & oversized island. 4 bedrooms on the main, including a spacious primary suite with 5-piece ensuite, den, & laundry/mudroom. The basement has in-floor heat & features a family room with double-sided fireplace, sports bar with sink, fridge & dishwasher, dining nook, gym, theatre room, 2 bdrms & full bath. West-facing, PRIVATE yard backs onto a pond & includes stamped concrete patios, firepit, hot tub & new fencing.

Built in 2012

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4438829               |
| Price          | \$1,425,000            |
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,753                  |
| Acres          | 2.20                   |
| Year Built     | 2012                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 27305 Twp Road 540              |
| Area        | Rural Parkland County           |
| Subdivision | Poplar Ridge Estates (Parkland) |
| City        | Rural Parkland County           |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T7X 3R9                         |

### Amenities

|                |                                                                                                                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features       | Air Conditioner, Closet Organizers, Deck, Exercise Room, Fire Pit, Front Porch, Hot Tub, Hot Water Tankless, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup |
| Parking Spaces | 10                                                                                                                                                                                                                     |

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes                                             |
| Stories           | 2                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Finished                                  |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                     |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Private Setting, Stream/Pond |
| Construction      | Wood                                                                                     |
| Foundation        | Concrete Perimeter                                                                       |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 70        |

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Listing information last updated on June 16th, 2025 at 7:17am MDT