

## **\$679,900 - 16-26213 Twp Rd 512, Rural Parkland County**

MLS® #E4433413

**\$679,900**

3 Bedroom, 1.50 Bathroom, 1,621 sqft

Rural on 4.52 Acres

Banksiana Ranch, Rural Parkland County, AB

This exquisitely situated bungalow offers unparalleled beauty and tranquility in Sought after Banksiana Ranch. Enveloped by a trees and backing onto 160 acres of Environmental Reserve, this home boasts over 1621 sq ft on the main floor, featuring three bdrms, spacious living room with cozy wood-burning fireplace, large sunroom c/w a hot tub. The kitchen is bright and centrally located w/ New Cook Top & Dishwasher. The fully finished basement includes a family/Rec room w/ a wet bar, ideal for a theatre room, den, a large laundry/craft room w/ roughed-in plumbing for a future bathroom and loads of storage. The triple oversized garage is heated and insulated. The yard is fenced & perfect for children or pets. Complemented by a deck off the kitchen, a gazebo, large deck & above ground pool to enjoy the summer months regardless of the weather. Ideally located just 10 minutes W of Edmonton and 7 minutes from Devon, this home combines picturesque surroundings with easy access to urban amenities for convenience!

Built in 1973

### **Essential Information**

MLS® # E4433413

Price \$679,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,621
Acres	4.52
Year Built	1973
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	16-26213 Twp Rd 512
Area	Rural Parkland County
Subdivision	Banksiana Ranch
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1C6

### Amenities

Features	Bar, Deck, Gazebo, Hot Tub, Hot Water Natural Gas, Sunroom, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Low Maintenance Landscape, Private Setting, Treed Lot, Private Park Access
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 30th, 2025

Days on Market                1

Zoning                              Zone 90

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