

# **\$1,425,000 - 2 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	2 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	21
Zoning	Zone 70

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Listing information last updated on June 18th, 2025 at 11:03am MDT