

## \$469,900 - 14 26116 Hghway 16, Rural Parkland County

MLS® #E4435829

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,241 sqft

Rural on 0.09 Acres

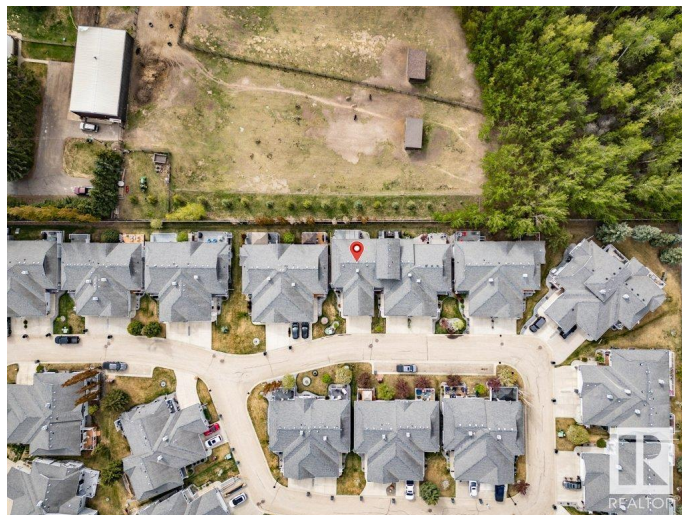
Country Squire Estates, Rural Parkland County, AB

Listings like this NEVER come up and it is EXACTLY what you are looking for. Just off of 231 ST in NW Edmonton is a very private, very exclusive adult community that you didn't know existed. This LOCK n' GO bungalow half duplex is part of a community where you don't have to shovel snow or mow grass and you back onto a beautiful farmers field. This immaculately maintained, original owner home, offers well over 2000 square feet of total living space with 2+1 bedrooms, a gorgeous open concept main floor with stone kitchen countertops, stainless appliances, GAS fireplace in the living room, down the hall to the spacious primary with dreamy en suite with soaker tub and glass shower, main floor laundry and additional bedroom easily used as an office or dining room, lower level developed with living room, bedroom, full bath and additional room used for office. This home is exceptional and truly one of a kind.

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435829  |
| Price     | \$469,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,241       |
| Acres          | 0.09        |
| Year Built     | 2007        |
| Type           | Rural       |
| Sub-Type       | Half Duplex |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 14 26116 Hghway 16     |
| Area        | Rural Parkland County  |
| Subdivision | Country Squire Estates |
| City        | Rural Parkland County  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7Y 1A1                |

### Amenities

|          |  |
|----------|--|
| Features | Off Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
|----------|--|

### 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, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 18             |
| Zoning         | Zone 70        |
| Condo Fee      | \$375          |

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Listing information last updated on May 28th, 2025 at 5:02pm MDT