

\$375,000 - 6 2311 Twp Road 530, Rural Parkland County

MLS® #E4437737

\$375,000

3 Bedroom, 1.50 Bathroom, 1,249 sqft

Rural on 3.73 Acres

Shannon Meadows, Rural Parkland County,
AB

Upgraded bungalow (not a modular) and detached double garage (24Wx24L, insulated) on 3.73 acres in Shannon Meadows subdivision, only 10 minutes west of Stony Plain. This charming 1,246 sq ft home features 3 generous sized bedrooms (primary with walk-in closet) and 1.5 bathrooms. Laundry room with 2-pc bathroom is conveniently located at the entrance. Spacious kitchen and dining area with built-in dishwasher, pantry and back deck access. Bright living room with wood stove and large southeast facing windows. Outside: huge wrap-around deck (3 sides), greenhouse, gazebo and fire pit, all within a fully-fenced yard surrounded by trees. Recent upgrades include new septic pump & float (2024), water well pressure sensor & control board (2025) and septic tank (2020). The best of both worlds: plenty of privacy, surrounded by nature and only a short 15 minute drive to the city of Spruce Grove (30 to Edmonton). Easy access to HWY 770, HWY 16 (Yellowhead) and Parkland Drive. Fantastic opportunity!

Built in 1987

Essential Information

MLS® # E4437737

Price \$375,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,249
Acres	3.73
Year Built	1987
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	6 2311 Twp Road 530
Area	Rural Parkland County
Subdivision	Shannon Meadows
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 3M8

Amenities

Features	Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Front Porch, Gazebo, Greenhouse, No Animal Home, No Smoking Home, R.V. Storage
Parking Spaces	6

Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot
Construction	Wood

Foundation Piling

Additional Information

Date Listed May 22nd, 2025

Days on Market 9

Zoning Zone 90

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 May 30th, 2025 at 9:47pm MDT