

# **\$930,000 - 127 1103 Twp Rd 540, Rural Parkland County**

MLS® #E4435933

**\$930,000**

4 Bedroom, 4.50 Bathroom, 4,226 sqft

Rural on 2.43 Acres

West Gentry, Rural Parkland County, AB

Custom 4226sf Ranch Style Bung w/ unique & unparalleled views overlooking Chickakoo Lake reserve & grazing land. Stripped to the studs, the layout & roof line were redesigned for an incredible view from every window. Thoughtful design for accessibility and structurally planned for future additions. Spacious front entry leads to impressive Great Room w/ floor-to-vaulted ceiling F/P & Wall-to-Wall windows. Flowing through dining into the kitchen w/SS appliances & gas range, you never lose sight of nature. Every bedroom has it's own ensuite & both primaries have private deck accesses. SE primary could be part of an independent suite w/ separate entrance & living area (current family room), a parent's private retreat, or rec space. 4 car Garage, Mudroom, Utility Room, Laundry and pantry. Perfect for multi-generational or accessibility living. Stone patio, immaculate landscaping, fenced fruit garden and NATURE located only 10 mins to Stony Plain. Make this your own private, secure & permanent retreat.

Built in 1983

## **Essential Information**

MLS® # E4435933

Price \$930,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 4,226                  |
| Acres          | 2.43                   |
| Year Built     | 1983                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 127 1103 Twp Rd 540   |
| Area        | Rural Parkland County |
| Subdivision | West Gentry           |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 0A6               |

### Amenities

|          |   |
|----------|---|
| Features | Air Conditioner, Crawl Space, Deck, Insulation-Upgraded, No Smoking Home, Patio, R.V. Storage, Vaulted Ceiling, See Remarks, Heat Exchanger |
|----------|---|

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | ensuite bathroom                     |
| Heating           | Forced Air-2, Hot Water, Natural Gas |
| Fireplace         | Yes                                  |
| Stories           | 1                                    |
| Has Basement      | Yes                                  |
| Basement          | None, No Basement                    |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Private Setting, Rolling Land, Treed Lot |
| Construction      | Wood   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 12th, 2025

Days on Market                114

Zoning                            Zone 70

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Listing information last updated on September 3rd, 2025 at 10:17am MDT