

## **\$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

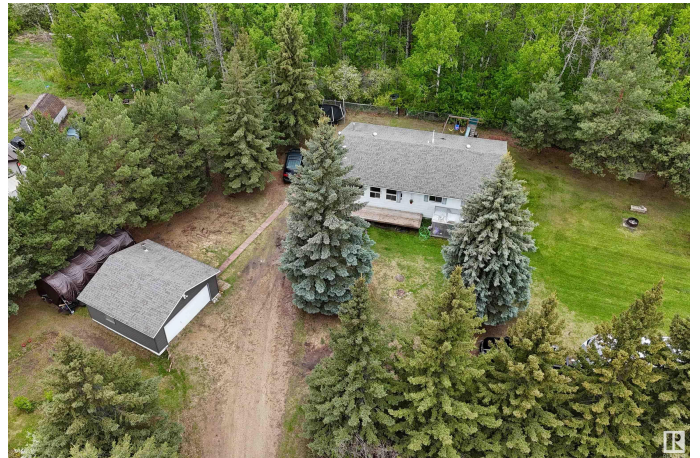
Upgraded bungalow (not a modular) and detached double garage (24Wx24L, insulated) on 3.73 acres in Shannon Meadows subdivision, only 10 minutes west of Stony Plain. This charming 1,246 sq ft home features 3 generous sized bedrooms (primary with walk-in closet) and 1.5 bathrooms. Laundry room with 2-pc 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                5

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 27th, 2025 at 11:32am MDT