

## \$649,000 - 2 25519 Twp Rd 512a, Rural Parkland County

MLS® #E4436136

**\$649,000**

3 Bedroom, 2.00 Bathroom, 1,383 sqft

Rural on 3.00 Acres

Birch Tree Estates, Rural Parkland County, AB

Welcome to this beautifully marinated 1973 walkout bungalow, proudly owned by the original owners. This home offers 3 bedrooms and 2 bathrooms, and is situated on 3 acres in the desirable Birch Tree Estates. The property offers the perfect blend of classic charm and quality upgrades, including newer shingles on all buildings, triple-glazed windows, and two high efficiency furnaces that were inspected last year. The home features a fully finished walkout basement complete with newer carpet and a spacious recreation room. Outside, enjoy the huge yard with a large garden, ideal for outdoor living and gardening enthusiasts. The property also includes a heated garage, bunk house, tractor shed, and dedicated tool and wood sheds- perfect for storage, hobbies, or small-scale projects. Enjoy the peaceful lifestyle of country living while staying conveniently close to Edmonton and Devon, with The Edmonton Petroleum Golf and Country Club just minutes away!

Built in 1973

### Essential Information

MLS® #	E4436136
Price	\$649,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,383
Acres	3.00
Year Built	1973
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2 25519 Twp Rd 512a
Area	Rural Parkland County
Subdivision	Birch Tree Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1A8

### Amenities

Features	Deck, Front Porch, R.V. Storage, Walkout Basement, Workshop
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### Interior

Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Private Setting, Stream/Pond, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 13th, 2025
Days on Market	11
Zoning	Zone 90

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Listing information last updated on May 24th, 2025 at 5:17pm MDT