

# **\$575,000 - 12 27420 Twp Road 540, Rural Parkland County**

MLS® #E4463266

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,659 sqft

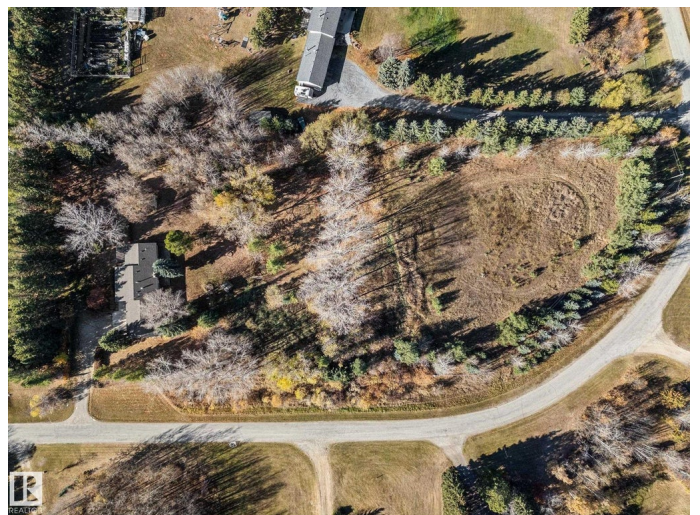
Rural on 2.99 Acres

Grandmuir Estates, Rural Parkland County, AB

Welcome to this prime location 2.99 acre private tree lined bungalow in Grandmuir Estates just minutes north of spruce grove. Major updates include furnace (15), roof (16), and windows (14) The modern kitchen features white cabinetry, spacious quartz countertops, updated lighting, and a black stone farmhouse sink. The updated 4 pc bathroom mirrors this sleek style. The dining area opens to a spacious deck perfect for entertaining overlooking a landscaped yard w/ space to expand. 3 bedrooms, a large living room, & a cozy family room with a wood-burning fireplace complete the main floor. The partially finished basement awaits your finishing touches w/ space for a rec room, laundry area, and extra storage. The garage is oversized 26 x 24 ft, w/ breezeway attached for added charm and storage With some fresh paint and sweat equity this home can be restored to its full potential. Located walking distance to Muir Lake and a short drive into the city. Come discover country living, with city convenience!

Built in 1978

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4463266               |
| Price          | \$575,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,659                  |
| Acres          | 2.99                   |
| Year Built     | 1978                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 12 27420 Twp Road 540 |
| Area        | Rural Parkland County |
| Subdivision | Grandmuir Estates     |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3S7               |

### Amenities

|          |                                                                                      |
|----------|--------------------------------------------------------------------------------------|
| Features | Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, No Smoking Home |
|----------|--------------------------------------------------------------------------------------|

### Interior

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | ensuite bathroom            |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes                         |
| Stories           | 2                           |
| Has Basement      | Yes                         |
| Basement          | Partial, Partially Finished |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                       |
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Private Setting, Treed Lot |
| Construction      | Wood                                                                                                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 23rd, 2025

Days on Market                8

Zoning                            Zone 70

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Listing information last updated on October 31st, 2025 at 8:17am MDT