

Courtesy Of Connor M McAuley Of 2% Realty Pro

# **\$749,900 - 3 27107 Twp Road 510, Rural Parkland County**

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MLS® #E4424113

**\$749,900**

2 Bedroom, 2.50 Bathroom, 1,600 sqft

Rural on 1.00 Acres

Mistik Ridge, Rural Parkland County, AB

Privacy and seclusion awaits with this stunning property! Enjoy private access to 30 acres of Environmental Reserve parkland along the North Saskatchewan River. Gorgeous river views along numerous walking trails, with picnic areas, fire pits and a boat launch for canoes and kayaks - Exclusive to Mistik Ridge residents. This custom built home features stone and wood accent exterior and solid pine doors, hardwood floors, vaulted ceilings & huge windows to enjoy the sun and views! The chef's kitchen comes with plenty of counter space, stainless steel appliances, and a WOLF STOVE! Upstairs you find the loft/office area, master bedroom with a private balcony and a 4 piece ensuite with soaker tub. The fully finished basement has a brand new 3 piece bathroom, bedroom, family room, and unique built in bunk beds, perfect for guests. Double detached garage wired for 240V, RV parking, custom built greenhouse, and a huge deck complete with an epic 3 season screen room and a wood burning stove. Enjoy!

Built in 2000

## **Essential Information**

MLS® # E4424113

Price \$749,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,600                  |
| Acres          | 1.00                   |
| Year Built     | 2000                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3 27107 Twp Road 510  |
| Area        | Rural Parkland County |
| Subdivision | Mistik Ridge          |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 1H6               |

### Amenities

|          |  |
|----------|--|
| Features | Deck, Detectors Smoke, Fire Pit, Front Porch, Gazebo, Greenhouse, Rooftop Deck/Patio |
|----------|--|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Environmental Reserve, Fenced, Flat Site, Landscaped, Schools, Treed Lot, See Remarks |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            March 5th, 2025  
Days on Market      57  
Zoning                Zone 90

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