

\$469,900 - 23 26116a Hwy 16, Rural Parkland County

MLS® #E4446996

\$469,900

3 Bedroom, 2.50 Bathroom, 1,272 sqft

Rural on 0.09 Acres

Country Squire Estates, Rural Parkland County, AB

Discover peaceful, maintenance-free living just minutes from Edmonton! This beautifully maintained 1,272 sq ft half duplex with a finished walkout basement is tucked into an exclusive 55+ community surrounded by trees and walking paths. With 2 bedrooms + a den, 2 full bathrooms, and a 2-piece powder room, this home offers a bright, open-concept main floor, cozy gas fireplace, stainless steel appliances, and main floor laundry for everyday ease. The walkout basement features a large family room, ample storage, and access to a lovely, tiered garden off the patio. Enjoy total privacy and tranquil tree views from the upper deck-perfect for morning coffee and listening to the birds. All appliances are included, and the snow and lawn care are done for you. Embrace a relaxed, nature-connected lifestyle in a quiet, well-kept community just outside the city.



Built in 2007

Essential Information

MLS® #	E4446996
Price	\$469,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	1,272
Acres	0.09
Year Built	2007
Type	Rural
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	23 26116a Hwy 16
Area	Rural Parkland County
Subdivision	Country Squire Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1A1

Amenities

Features	Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Smoking Home, Sprinkler System-Fire, Vinyl Windows, Walk-up Basement, Natural Gas BBQ Hookup
Parking Spaces	4

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 10th, 2025
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Days on Market	19
Zoning	Zone 70
Condo Fee	\$384

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Listing information last updated on July 29th, 2025 at 4:02pm MDT