

\$799,900 - 10 2311 Twp Road 530, Rural Parkland County

MLS® #E4454107

\$799,900

3 Bedroom, 3.00 Bathroom, 1,535 sqft

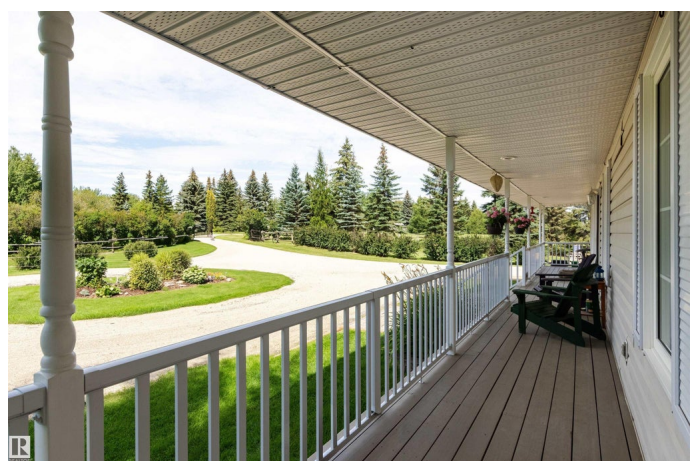
Rural on 3.53 Acres

Shannon Meadows, Rural Parkland County, AB

Welcome to this beautifully upgraded property offering a perfect blend of modern convenience and country charm. From the moment you arrive, you'll notice the care and investment that has gone into every detail. 2+1 Bedrooms, 4 bathrooms. Covered breezeway from home to garage. Kitchen renovated, plus two bathrooms. Main floor laundry. The plumbing has been completely upgraded from Poly-B to PEX (\$12,500), and the basement has all new plumbing as well. Efficiency and peace of mind continue with newer shingles (2015), low-E double-pane windows, and solar panels. Fully Finished basement upgraded. Gated property, fenced & cross fenced for horses, auto waterer. Horse barn, sheds, greenhouse. Nicely landscaped with a garden circle driveway all with pea gravel. This home truly combines comfort, practicality, and long-term value. Electricity costs are impressively low thanks to the solar panels. Don't miss the opportunity to own this move-in ready property â€” a perfect place to call home!

Built in 1994

Essential Information



MLS® #	E4454107
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,535
Acres	3.53
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	10 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, No Smoking Home
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Flat Site, Landscaped, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed August 21st, 2025

Days on Market 8

Zoning Zone 90

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Listing information last updated on August 29th, 2025 at 7:47pm MDT