

## \$950,000 - 1209 Hwy 16, Rural Parkland County

MLS® #E4454048

**\$950,000**

5 Bedroom, 3.50 Bathroom, 2,171 sqft

Rural on 13.15 Acres

None, Rural Parkland County, AB

On 13.15 acres just five minutes from Stony Plain, this charming 2171 sf bungalow invites you into a world of comfort and possibility. The main floor flows welcomingly, connecting kitchen, living, dining, and family spaces—ideal for gatherings. Down the hall, find 4 bedrooms & a 5 pc bath, while the primary has a 3-pc ensuite. Laundry and a handy 2-pc bath are just outside the double attached garage. The lower level offers a spacious rec room, fifth bedroom, another bath, sauna, and generous unfinished flex space. Step onto the expansive south-facing deck to soak in nature’s serenity, overlooking nature and fenced space for livestock. The 40x32 shop is flooded with light, has 2 heaters, 2-pc bath, 220V, air lines, and metal roof. There’s a ready spot for an RV or modular with utilities set up. Two wells serve the property — 1 for house and 1 for shop, with water hydrants reaching garden and property’s east side. Three septic systems — house, shop and RV site.

Built in 1975

### Essential Information

MLS® # E4454048

Price \$950,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,171
Acres	13.15
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	1209 Hwy 16
Area	Rural Parkland County
Subdivision	None
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2T1

### **Amenities**

Features	Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, R.V. Storage, Sauna; Swirlpool; Steam, Workshop, See Remarks
Parking Spaces	6

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Level Land, Private Setting, Ravine View, Rolling Land, Treed Lot, See Remarks, Partially Fenced
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 21st, 2025

Days on Market                2

Zoning                            Zone 90

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