

# \$650,000 - 18 1316 Twp Road 533, Rural Parkland County

MLS® #E4451428

## \$650,000

3 Bedroom, 3.00 Bathroom, 2,079 sqft  
Rural on 2.35 Acres

Mayfair Heights, Rural Parkland County, AB

Tucked away in the desirable community of Mayfair Heights, this secluded property offers a peaceful retreat surrounded by mature trees—just 10 minutes from Spruce Grove and 5 minutes from Stony Plain. Built in 1998, the two-storey home sits on a raised foundation, allowing for larger windows and more natural light in the basement. Updates include shingles. Inside, the main floor features a spacious primary bedroom and showcases unique architectural design, with an open-to-below layout where the upper level overlooks the bright and airy living room. Warm wood accents and two wood-burning fireplaces enhance the cozy, inviting atmosphere throughout. The unfinished basement offers potential for an additional bedroom and expanded living space, giving you the flexibility to customize. Outside, you'll find a triple car garage with power, as well as a 12' x 24' shed built over a massive cistern—estimated to hold up to 17,000 gallons. The property is serviced by a septic tank and field system. 33 x 23' Garage.

Built in 1998

## Essential Information

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Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,079
Acres	2.35
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	18 1316 Twp Road 533
Area	Rural Parkland County
Subdivision	Mayfair Heights
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0G2

### **Amenities**

Features	Deck, R.V. Storage, Vaulted Ceiling
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Landscaped, No Back Lane, No Through Road, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed August 6th, 2025

Days on Market 14

Zoning Zone 70

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