

## \$725,000 - 7304a Hwy 624, Rural Parkland County

MLS® #E4454643

**\$725,000**

3 Bedroom, 2.50 Bathroom, 1,641 sqft

Rural on 9.81 Acres

None, Rural Parkland County, AB

Exceptional Acreage Living near Drayton Valley. An absolute pristine setting, this stunning 1,640 sq ft bungalow offers the perfect blend of privacy, elegance, & space. As you arrive, a charming covered front porch invites you into a home that is anything but ordinary. Inside, you'll be captivated by soaring vaulted ceilings & an abundance of natural light streaming through the expansive triple-glazed windows. The heart of the living room is a striking floor-to-ceiling stone fireplace, a beautiful focal point. The open-concept kitchen is equally impressive, featuring rich Hickory cabinets, Quartz counters, SS appliances, a spacious island, & a walk-through pantry. The adjoining dining area is perfect for hosting family meals. 3 large bdrms, incl. a primary suite complete w/3-pce ensuite & a walk-in closet. A 2-pce bath is located off the side entrance for guests. Main floor laundry too! Step outside to enjoy beautifully landscaping & a cozy fire pit area too. Lawn tractor, shed, & even the bridge stays!

Built in 2023

### Essential Information

MLS® # E4454643

Price \$725,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,641                  |
| Acres          | 9.81                   |
| Year Built     | 2023                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7304a Hwy 624         |
| Area        | Rural Parkland County |
| Subdivision | None                  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7A 1R9               |

### Amenities

|          |                                                                |
|----------|----------------------------------------------------------------|
| Features | Deck, Front Porch, Vaulted Ceiling, Vinyl Windows, See Remarks |
|----------|----------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | See Remarks                                            |
| Exterior Features | Cross Fenced, Landscaped, Private Setting, See Remarks |
| Construction      | See Remarks                                            |
| Foundation        | Insulated Concrete Form                                |

### Additional Information

Date Listed August 25th, 2025

Days on Market 22

Zoning Zone 90

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