



## 3 Gibbons ave Rural Parkland County AB

\$1,550,000

Welcome to this stunning, custom-built lakeside property, offering the perfect blend of modern luxury and serene waterfront living. With nearly 3600sq/ft of finished living space, the home features an open layout with hardwood and ceramic flooring on the main and upper floors. On the main floor you'll find a spacious primary suite with direct access to the deck & hot tub, gourmet kitchen with double wall ovens, a 48" gas range and 2 dishwashers, as well as laundry, mudroom, walk-thru pantry & 1/2 bath. Comforts and conveniences include triple pane windows, A/C, heated bsmnt floors, security system & roller shutters, 220 power, RV plugs & an additional detached 2 car garage. Enjoy direct lake access from your private 74ft dock, perfect for boating and water activities. Equipped with an electric 2,500lb pontoon lift and manual Seadoo lift. Durable and easy-to-maintain stairs leading to the dock. The boat house/storage is fully powered providing convenience for all your waterfront needs.

Listing Presented By:



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