



## 52228 RGE ROAD 30 41 Rural Parkland County AB

\$500,000

WATERFRONT WALKOUT 1.5 storey home on 1.3 acres in Mayatan Lake Estates, only 20 minutes west of Stony Plain. Custom-built LAKE HOME with soaring vaulted ceiling, open-concept layout, plenty of natural light and gorgeous views through large south-west facing windows. The main floor features a generous sized kitchen with two-tiered eat-up island, bright & airy living room with wood stove, deck access, 4-piece bathroom and a large bedroom. Located upstairs is the owner's suite with 3-piece ensuite, overlooking the main level. In the walkout basement: a 3rd bedroom, 3-piece bathroom with washer & dryer, and a family/recreation room with multiple glass doors that lead to the back patio. Outside: wrap-around covered deck, fire pit, storage shed, sea can, garden bed and a beautiful nature trail leading to the water. Peaceful, private setting, nestled amongst mature trees and steps to the water. Mayatan Lake Estates is located only 15 minutes to Wabamun & 40 minutes to Edmonton.

Listing Presented By:



Originally Listed by:  
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