



## Rural Parkland County Alberta

\$595,000

Welcome to this waterfront retreat on the south shores of Lake Wabamun. Set on a spacious 0.348-acre lot with 70 feet of true lakefront and riparian rights (no reserve), this property offers exceptional access and flexibility. The tiered design features a laneway running from top to water--perfect for quads and easy transport. The upper tier includes a double garage (half insulated) and a large area for parking the RV, recreational toys and vehicles. Across the road, enjoy the assurance of privacy with municipal reserve land. Down on the lower tier, the four-season open concept cabin showcases expansive lake views from large panoramic windows in the kitchen and living room, along with 2 bedrooms and a full bath with laundry. A separate-entry flex room adds space for guests or a home office. Less than an hour from the city and close to amenities, this turn-key property is ready for your lakefront lifestyle! (id:6769)

Bedroom 3 3.04 m X 4.01 m

Living room 3.44 m X 4.62 m

Dining room 3.17 m X 2.47 m

Kitchen 3.83 m X 3.59 m

Primary Bedroom 3.45 m X 3.73 m

Bedroom 2 2.32 m X 3.35 m

Laundry room 2.37 m X 2.39 m

Listing Presented By:



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RE/MAX Real Estate

<https://www.edmontonlakeproperty.com/>



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