



## Rural Parkland County Alberta

\$959,000

Enjoy this year-round lakefront living with 220 ft of private shoreline and southwest exposure beside a protected bird sanctuary. This rare flat, sun-soaked lot features a stunning A-frame with 1,800 sq ft above grade and over 2,800 sq ft of total space, including a developed walkout basement. The main floor boasts an open-concept kitchen and great room with hardwood floors, gas fireplace, and lake views, plus a bedroom, 3-pc bath, and laundry. The chef's kitchen offers espresso cabinetry, stainless steel appliances, corian counters, pantry, and prep island with eating bar. Upstairs, a loft and serene primary suite with ensuite provide the perfect retreat. The basement adds a large rec room, spacious bedroom, 4-pc bath, and walkout to a stamped concrete patio, private yard, and beach. Freshly painted with central A/C, central vac, shutters, alarm, RV parking, and new secure fence and gate. A perfect year-round retreat! (id:6769)

Bedroom 3 Measurements not available

Recreation room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 2 Measurements not available

Laundry room Measurements not available

Primary Bedroom Measurements not available

Bonus Room Measurements not available

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

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