



## Rural Parkland County Alberta

\$499,900

LAKEFRONT AT WABAMUN!!! Beautiful SLOPING LOT with a view for miles and 70' OF FRONTAGE on the SOUTH SHORE. Only 50 Minutes from Edmonton on paved roads. OWN ALL THE WAY TO THE SHORE with no reserve land between the lot and the lake. ALL SERVICES ARE IN PLACE and this is ready to build on or USE WITH AN RV - no restrictions. 2000G cistern and holding tank, and 100 amp service with outlets for RV's. MULTI USE GARAGE is great for toy storage and doubles as a SHELTER WITH OVERHEAD HEATER connected to 500lb propane tank. Upper lot with HARD PACKED GRAVEL, a Large Deck and GREAT VANTAGE POINT with room to enjoy. Retaining wall with WALKWAY AND TRAIL WIDE ENOUGH FOR EQUIPMENT down to lower lot that is ALL LANDSCAPED plus another storage shed. Set up your dock and ENJOY LAKE LIFE. Wabamun marina is just 12km away. THINKING ABOUT BUILDING? Summer Home Building plans with WALKOUT BASEMENT, 4 Bedrooms plus an office, and STORY BOOK VIEWS, Geo tech reports and RPR (survey) available. SPEND YOUR SUMMER AT THE LAKE! (id:6769)

Listing Presented By:



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