



## Rural Parkland County Alberta

\$285,000

Nestled a short walk from the shores of Wabamun Lake in the desirable community of Seba Beach, this charming 920 sq ft bungalow offers the perfect blend of comfort, character, and location. Tucked into a peaceful cul-de-sac on 9th Street and updated over the years, the home features a bright and cozy living room with large windows, a bright eat-in kitchen, three bedrooms, a full 4-piece bath, and a practical rear mudroom. The expansive backyard is a serene retreat, complete with a spacious covered deck—ideal for outdoor dining, relaxing, or entertaining beneath mature trees. The detached rear building built in 2007 includes a single garage and a fully finished 250 sq ft tiled bunkhouse with a gas fireplace and 3-piece bath—perfect for hosting friends on the weekends. Other features include recently replaced shingles on both buildings, two holding tanks, an outdoor shower and ample front driveway and rear parking pad access. Don't miss your opportunity to own this private getaway only 1 hour from Edmonton! (id:6769)

Living room 5.77 m X 3.45 m

Kitchen 3.44 m X 3.44 m

Primary Bedroom 3.64 m X 3.45 m

Bedroom 2 3.44 m X 2.55 m

Bedroom 3 2.58 m X 2.44 m

Mud room 3.39 m X 2.18 m

Listing Presented By:



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RE/MAX Elite

<http://www.marceltessier.com/>



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