

# **\$1,195,000 - 19a 52515 Rge Rd 52, Rural Parkland County**

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MLS® #E4430067

**\$1,195,000**

3 Bedroom, 1.00 Bathroom, 1,259 sqft

Rural on 0.87 Acres

Sundance Meadows, Rural Parkland County, AB

Welcome to one of the most private lakefront properties on Lake Wabamun, spanning .87 acres. This meticulously maintained lot is the largest and most secluded in the area. As you enter via the private driveway, you are greeted by a double car garage. You can either walk down to the house or drive right up to the doorstep. The walk down features a beautiful trail or staircase. The house offers stunning north-facing views over the lake and includes three generously sized bedrooms. A complete walk-around deck surrounds the home, providing ample space to enjoy the outdoors. On the lakeside, there is a boathouse equipped with rails for your boat, a beautifully intimate yard overlooking the water, and an included dock offering a breathtaking view of your 145 feet of lakefront. From the moment you enter the driveway to the moment you relax in your yard, you experience complete privacy with fully developed trees. Make this serene lakeside retreat yours today.

Built in 1978

## **Essential Information**

MLS® #	E4430067
Price	\$1,195,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,259
Acres	0.87
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	19a 52515 Rge Rd 52
Area	Rural Parkland County
Subdivision	Sundance Meadows
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2B0

### Amenities

Features	Deck, Fire Pit, Lake Privileges, No Smoking Home, Vinyl Windows
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Prefab
Exterior Features	Backs Onto Lake, Beach Access, Boating, Corner Lot, Hillside, Lake Access Property, Lake View, No Through Road, Recreation Use, Waterfront Property
Construction	Prefab
Foundation	Piling

### Additional Information

Date Listed April 10th, 2025

Days on Market 68

Zoning Zone 93

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