# \$999,000 - 5 2022 Parkland Drive, Rural Parkland County

MLS® #E4432699

## \$999,000

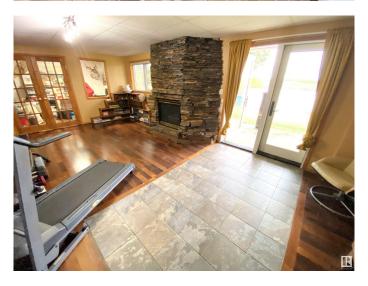
6 Bedroom, 3.50 Bathroom, 2,260 sqft Rural on 1.43 Acres

Marrakesh Properties, Rural Parkland County, AB

Custom WALKOUT Bungalow w/ Attached QUAD Garage (44Wx25L, heated, 220V, water/sink) on 1.43 acres in a guiet cul-de-sac on a PRIVATE POND in Marrakesh Properties subdivision, a short 10 min drive west of Stony Plain. This beautiful 2,256 sq ft (plus full basement) home features central AC, hardwood & tile flooring, vaulted ceilings and the perfect spaces for you home business. On the main: living room w/ gas fireplace, dining room w/ built-in buffet (sink & beverage fridge), gourmet kitchen w/ eat-up centre island, main floor laundry, 2.5 bathrooms & 4 bedrooms including the owner's suite w/ 5-pc ensuite & walk-in closet. Walkout basement: 2 additional bedrooms, office, 4-pc bath, storage rooms and a massive family/rec room w/ 2nd gas fireplace, wet bar & sound system. Outside: WATERFRONT VIEWS from the patio & composite deck; 2 sheds, paved driveway and a 48'x24' WORKSHOP w/ heat & central AC. Easy access to Yellowhead & 16A. Perfect location to run a business from your PRIVATE WATERFRONT HOME near town.







Built in 1998

#### **Essential Information**

MLS® # E4432699 Price \$999,000

Bedrooms 6

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,260 Acres 1.43

Year Built 1998 Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 5 2022 Parkland Drive
Area Rural Parkland County
Subdivision Marrakesh Properties
City Rural Parkland County

County ALBERTA

Province AB

Postal Code T0E 0H0

### **Amenities**

Features Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Detectors

Smoke, Dog Run-Fenced In, Gazebo, Hot Water Instant, No Smoking Home, Patio, Smart/Program. Thermostat, R.V. Storage, Skylight, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, Workshop

## Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Fireplace Yes
Stories 2
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Lake, Cul-De-Sac, Environmental Reserve, Golf Nearby,

Lake Access Property, Lake View, Landscaped, No Back Lane, No Through Road, Park/Reserve, Private Setting, Schools, Shopping

Nearby, Stream/Pond, Waterfront Property

Construction Wood

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 25th, 2025

Days on Market 53

Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 7:17pm MDT