

# **\$1,299,000 - 47 Railway Avenue, Rural Parkland County**

MLS® #E4441922

**\$1,299,000**

3 Bedroom, 3.00 Bathroom, 1,802 sqft

Rural on 0.33 Acres

Kapasiwin, Rural Parkland County, AB

An exceptional lakefront retreat with 220 ft of private shoreline & southwest exposure, bordering a protected bird sanctuary. Situated on a flat, sun-soaked lot, this rare gem features a stunning A-frame layout with 1800 sq ft above grade & over 2800 sq ft of total living space including a fully developed walkout basement. Inside, the main floor boasts a sunlit open-concept kitchen & great room with hardwood floors, gas fireplace & lake views. There's also a bedroom, 3-piece bath & laundry. The chef's kitchen features espresso cabinetry, stainless appliances, corian counters, walk-in pantry & prep island with eating bar. Upstairs you'll find a cozy loft area & primary bedroom with 4-piece ensuite. The basement includes a large rec room, spacious bedroom (fits 2 queen beds), 4-piece bath & glass doors leading to the stamped concrete patio, private yard & beach. Freshly painted with central A/C, central vac, security shutters, alarm system, RV parking & new secure fence & gate. Lakeside luxury awaits!

Built in 2012

## **Essential Information**

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Price \$1,299,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,802
Acres	0.33
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	47 Railway Avenue
Area	Rural Parkland County
Subdivision	Kapasiwin
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2Y0

### **Amenities**

Features	Air Conditioner, Closet Organizers, Deck, Fire Pit, Front Porch, No Smoking Home, Parking-Extra, Vaulted Ceiling, Walkout Basement, Natural Gas BBQ Hookup
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Environmental Reserve, Lake View, Landscaped, Park/Reserve, Private Fishing, Private Setting, Recreation Use, Waterfront Property
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 12th, 2025  
Days on Market                5  
Zoning                              Zone 93

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