

Courtesy Of Nathaniel Blais Of Exp Realty

# **\$600,000 - 4 2228 Parkland Drive, Rural Parkland County**

MLS® #E4450756

**\$600,000**

5 Bedroom, 1.50 Bathroom, 1,276 sqft

Rural on 1.00 Acres

Lake Country Prop., Rural Parkland County, AB

Nestled on a spacious 1-acre lot backing onto mature trees, this 5-bedroom, 1.5-bathroom home offers privacy, functionality, and year-round accessibility. The upper level features an open and airy layout with a large country kitchen that flows seamlessly into the dining and living areas—perfect for gatherings and everyday living. Three well-sized bedrooms and a 4-piece bathroom complete the main floor. The walk-out lower level includes a generous mudroom with ample storage, a laundry room with a convenient utility sink, and two additional bedrooms—one with a 2-piece ensuite. A spacious heated garage is attached to an insulated flex room, ideal for a workshop or studio. Enjoy peace of mind with paved road access on a school bus route, ensuring maintained roads even in winter. The fully fenced yard backs onto a natural area, offering both tranquility and security. Located close to all amenities, this property blends country living with everyday convenience.



Built in 1989

## **Essential Information**

MLS® #

E4450756

|                |                        |
|----------------|------------------------|
| Price          | \$600,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,276                  |
| Acres          | 1.00                   |
| Year Built     | 1989                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4 2228 Parkland Drive |
| Area        | Rural Parkland County |
| Subdivision | Lake Country Prop.    |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2L2               |

### Amenities

|                |                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Features       | Fire Pit, Gazebo, Hot Water Natural Gas, Low Flw/Dual Flush Toilet, No Smoking Home, Parking-Extra, Patio, Walkout Basement |
| Parking Spaces | 6                                                                                                                           |

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood                                                    |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby, Treed Lot |
| Construction      | Wood                                                    |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

Date Listed August 1st, 2025

Days on Market 16

Zoning Zone 90

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