

# **\$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 |
|----------|---|

### 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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