

\$1,175,000 - 47 Railway Avenue, Rural Parkland County

MLS® #E4449651

\$1,175,000

3 Bedroom, 3.00 Bathroom, 1,802 sqft

Rural on 0.33 Acres

Kapasiwin, Rural Parkland County, AB

Enjoy year-round lakefront living with 220 ft of private shoreline and southwest exposure beside a protected bird sanctuary. This rare flat, sun-soaked lot features a stunning A-frame with 1,800 sq ft above grade and over 2,800 sq ft of total space, including a developed walkout basement. The main floor boasts an open-concept kitchen and great room with hardwood floors, gas fireplace, and lake views, plus a bedroom, 3-pc bath, and laundry. The chef's kitchen offers espresso cabinetry, stainless steel appliances, corian counters, pantry, and prep island with eating bar. Upstairs, a loft and serene primary suite with ensuite provide the perfect retreat. The basement adds a large rec room, spacious bedroom, 4-pc bath, and walkout to a stamped concrete patio, private yard, and beach. Freshly painted with central A/C, central vac, shutters, alarm, RV parking, and new secure fence and gate. Seller is negotiable to adding a garage. A perfect year-round retreat!

Built in 2012

Essential Information

MLS® #	E4449651
Price	\$1,175,000
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 July 25th, 2025
Days on Market 42
Zoning Zone 93

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