

# **\$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 11

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 August 12th, 2025 at 6:17pm MDT