

# **\$699,000 - 19 2022 Parkland Drive, Rural Parkland County**

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MLS® #E4451922

**\$699,000**

4 Bedroom, 3.00 Bathroom, 1,558 sqft

Rural on 1.75 Acres

Marrakesh Properties, Rural Parkland County, AB

13 MINS from Stony Plain! 1.75 Acres in the BEAUTIFUL Marrakesh Properties, incredible GENERATIONAL LIVING opportunity OR Air BnB for extra income (seller has been doing it since 2007). 1550+ sq ft walkout bungalow w LOADS of charm! Pride of ownership, and really fantastic 90's design! BUT WE'RE NOT DONE.. a TRIPLE HEATED GARAGE/SHOP! W such SMART solutions; 1 separate enclosed bay w floor drains, next bay has a TALL overhead door w a LIFT and 3rd bay is attached. All Heated aaand has an attached and fully enclosed WOODWORKING SHOP! Beautiful property w Apple trees, rolling dynamic land, beautiful landscaping, giant entertaining deck, \*Air conditioning\*, INCREDIBLE enclosed Sun room to watch the storms roll in! Inside - hardwood floors, vaulted living room w gas fireplace, open kitchen/dining room, 3 BIG beds upstairs, full bath, and a CUTE CUTE 4 pc primary ensuite bathroom! Updated windows, furnace and FULLY SEPARATE Basement suite w a FULL KITCHEN!! Gas fireplace, 4th Bed, giant rec room. What a GEM!!!

Built in 1995

## **Essential Information**



MLS® #	E4451922
Price	\$699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,558
Acres	1.75
Year Built	1995
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	19 2022 Parkland Drive
Area	Rural Parkland County
Subdivision	Marrakesh Properties
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2S1

### Amenities

Features	Deck, Fire Pit, Vaulted Ceiling, Walkout Basement
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting, Ravine View, Recreation Use, Schools, Sloping Lot, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 8th, 2025

Days on Market 1

Zoning Zone 90

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Listing information last updated on August 9th, 2025 at 2:17pm MDT