

Courtesy Of Micheal Watson Of Real Broker

# **\$669,900 - 17 2228 Parkland Drive, Rural Parkland County**

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MLS® #E4450557

**\$669,900**

4 Bedroom, 2.50 Bathroom, 1,502 sqft

Rural on 1.00 Acres

Lake Country Prop., Rural Parkland County, AB

Stunning walkout bungalow backing onto picturesque subdivision lake with scenic walking trails! This custom-built gem features an open concept kitchen with abundant maple cabinets, walk-through pantry, and stainless appliances including 2024 dishwasher & 2025 stove. Beautiful hardwood and vinyl flow throughout with soaring 9-13ft ceilings. The master retreat boasts a spacious walk-in closet and luxurious spa ensuite. Cozy living room centers around a warm gas fireplace. The walkout basement offers two gorgeous bedrooms, media room, gym area, and a full bath. Enjoy main floor laundry convenience. Premium in-floor heating warms both basement and garage. Recent updates include 2019 roof, 2024 upstairs flooring, 2023 garage door, 2024 half bath, fresh 2024 paint, newer blinds in parts of the home. Efficient tankless water heater (2yrs), AC, radon detection system. Fully fenced property features massive 1400sqft deck, three versatile storage sheds, plus RV parking with 50amp service. Move in Ready

Built in 2007

## **Essential Information**



MLS® #	E4450557
Price	\$669,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,502
Acres	1.00
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	17 2228 Parkland Drive
Area	Rural Parkland County
Subdivision	Lake Country Prop.
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0H0

### **Amenities**

Features	Air Conditioner, Hot Water Tankless, R.V. Storage, Rooftop Deck/Patio
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Fenced
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 31st, 2025  
Days on Market        2  
Zoning                    Zone 90

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