

\$649,900 - N/A, Rural Parkland County

MLS® #E4436775

\$649,900

4 Bedroom, 2.50 Bathroom, 1,233 sqft

Rural on 1.41 Acres

Beaverbrook Park, Rural Parkland County, AB

Just 15 minutes drive to the Anthony Henday and 6 to Devon! Backing onto reserve land, this 1.4-acre property feels more like 3 acres (without the taxes)! This clean and comfortable home is well lit from large SW facing windows. The LR has a wood burning fireplace, the kitchen is spacious. Upper level has 3 bedrooms and full bath. The master bedroom has its own half bath too! Lower level is finished with family room, gas fireplace, 3-piece bath, and bedroom. The basement has a laundry/utility room, rec room and crawlspace. Recent upgrades new electrical outlets, water softener, and dishwasher. Newer windows, septic pump, high-efficiency furnace, pressure tank, LED lighting, and insulation. Relax with the huge back composite deck and hot tub, (with new heater and control panel). The fenced yard has huge trees, perennials, shrubs and can be a gardener's paradise too! A 28'x22' attached garage and RV parking is there for your cars and toys! Country living is very close to Edmonton – the best of both worlds!



Built in 1975

Essential Information

MLS® # E4436775

Price \$649,900

| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,233 |
| Acres | 1.41 |
| Year Built | 1975 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | N/A |
| Area | Rural Parkland County |
| Subdivision | Beaverbrook Park |
| City | Rural Parkland County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7Y 1B6 |

Amenities

| | |
|----------|----------------------------|
| Features | Crawl Space, Deck, Hot Tub |
|----------|----------------------------|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Creek, Low Maintenance Landscape, Park/Reserve, Stream/Pond |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 14th, 2025

Days on Market 4

Zoning Zone 90

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Listing information last updated on May 18th, 2025 at 10:17am MDT