

# **\$999,000 - 5 2022 Parkland Drive, Rural Parkland County**

MLS® #E4432699

**\$999,000**

6 Bedroom, 3.50 Bathroom, 2,260 sqft

Rural on 1.43 Acres

Marrakesh Properties, Rural Parkland County, AB

Custom WALKOUT Bungalow w/ Attached QUAD Garage (44Wx25L, heated, 220V, water/sink) on 1.43 acres in a quiet cul-de-sac on a PRIVATE POND in Marrakesh Properties subdivision, a short 10 min drive west of Stony Plain. This beautiful 2,256 sq ft (plus full basement) home features central AC, hardwood & tile flooring, vaulted ceilings and the perfect spaces for you home business. On the main: living room w/ gas fireplace, dining room w/ built-in buffet (sink & beverage fridge), gourmet kitchen w/ eat-up centre island, main floor laundry, 2.5 bathrooms & 4 bedrooms including the owner's suite w/ 5-pc ensuite & walk-in closet. Walkout basement: 2 additional bedrooms, office, 4-pc bath, storage rooms and a massive family/rec room w/ 2nd gas fireplace, wet bar & sound system. Outside: WATERFRONT VIEWS from the patio & composite deck; 2 sheds, paved driveway and a 48'x24' WORKSHOP w/ heat & central AC. Easy access to Yellowhead & 16A. Perfect location to run a business from your PRIVATE WATERFRONT HOME near town.

Built in 1998

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4432699               |
| Price          | \$999,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,260                  |
| Acres          | 1.43                   |
| Year Built     | 1998                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5 2022 Parkland Drive |
| Area        | Rural Parkland County |
| Subdivision | Marrakesh Properties  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 0H0               |

### Amenities

|          |   |
|----------|---|
| Features | Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Gazebo, Hot Water Instant, No Smoking Home, Patio, Smart/Program. Thermostat, R.V. Storage, Skylight, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, Workshop |
|----------|---|

### 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, Cul-De-Sac, Environmental Reserve, Golf Nearby, Lake Access Property, Lake View, Landscaped, No Back Lane, No Through Road, Park/Reserve, Private Setting, Schools, Shopping Nearby, Stream/Pond, Waterfront Property |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 52               |
| Zoning         | Zone 90          |

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Listing information last updated on June 16th, 2025 at 11:47am MDT