

## \$750,000 - 14 Kos Street, Rural Parkland County

MLS® #E4450842

**\$750,000**

6 Bedroom, 2.50 Bathroom, 2,318 sqft

Rural on 0.37 Acres

Betula Beach, Rural Parkland County, AB

This is more than a cottage—it's a home. Located in the gated community of Betula Beach on the sought-after south side of Lake Wabamun, this spacious property blends comfort and lakeside charm. The kitchen features stainless appliances, granite counters, oak cabinets, a corner pantry, and breakfast bar. Soaring 10' ceilings on the main floor create an airy feel, while upstairs you'll find 6 generously sized bedrooms, 2 full baths, and convenient laundry. The primary suite includes a 3-piece ensuite, walk-in closet, and a Juliet balcony with a lake view—a perfect place for your morning coffee. Stay cool with central A/C and warm all winter with radiant heat in the tandem double attached garage. The lot is perched at the back of the subdivision with lake access and a shared community dock that extends to deeper water where your boat lift can be placed. A rare opportunity in one of the lake's finest communities.

Built in 2019

### Essential Information

MLS® #	E4450842
Price	\$750,000
Bedrooms	6
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,318
Acres	0.37
Year Built	2019
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	14 Kos Street
Area	Rural Parkland County
Subdivision	Betula Beach
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2B0

### **Amenities**

Features	Air Conditioner, Ceiling 10 ft., Exterior Walls- 2"x6"
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Boating, Golf Nearby, Lake View, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 1st, 2025
Days on Market	1

## Zoning

## Zone 93

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Listing information last updated on August 2nd, 2025 at 6:32am MDT