

## \$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
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### 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 27

Zoning Zone 90

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