

# **\$409,900 - 4319 Lakeshore Road, Rural Parkland County**

MLS® #E4442377

**\$409,900**

2 Bedroom, 1.00 Bathroom, 1,023 sqft

Rural on 0.47 Acres

Ascot Beach, Rural Parkland County, AB

Your Lake Country Paradise is calling! Nestled in Ascot Beach its 45 minutes west of Edmonton and moments from Wabamun. This gem offers the perfect blend of convenience and relaxation. For Dad, a dream garage awaits: 32x34 ft, heated, insulated, fully finished, with 10 ft doors and 12 ft ceilings, ideal for toys, tools, or the ultimate man cave. For Mom (or anyone seeking comfort), the cozy 1,022 sq ft bungalow features 2 bedrooms, a modern kitchen, cozy living room making an inviting layout perfect for family or friends. Hosting overnight guests? The fully finished and furnished bunkie has you covered. Step onto the east-facing deck with a gazebo and hot tub, your go to spot for coffee at sunrise or wine under the stars. Plus, you're steps from a shared lake access and private beach area, perfect for paddleboarding, sunbathing, or sandcastle building. Additionally this home has new shingles, a new pressure tank, and a new furnace for trouble free living. Live in the Country with every modern amenity.

Built in 1995

## **Essential Information**

MLS® #                      E4442377



|                |                        |
|----------------|------------------------|
| Price          | \$409,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,023                  |
| Acres          | 0.47                   |
| Year Built     | 1995                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4319 Lakeshore Road   |
| Area        | Rural Parkland County |
| Subdivision | Ascot Beach           |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 0H0               |

### Amenities

|                |  |
|----------------|--|
| Features       | Off Street Parking, Deck, Fire Pit, Gazebo, Hot Tub, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking Spaces | 6  |

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Beach Access, Boating, Cul-De-Sac, Flat Site, Golf Nearby, Lake Access Property, Landscaped, Private Setting, Recreation Use, Shopping Nearby |
| Construction      | Wood  |

Foundation                      Piling

**Additional Information**

Date Listed                      June 13th, 2025

Days on Market                3

Zoning                            Zone 93

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Listing information last updated on June 16th, 2025 at 7:17am MDT