

# **\$625,000 - 6 2022 Parkland Drive, Rural Parkland County**

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MLS® #E4458508

**\$625,000**

4 Bedroom, 2.50 Bathroom, 1,234 sqft

Rural on 1.11 Acres

Marrakesh Properties, Rural Parkland County, AB

UNBEATABLE LOCATION! 10 min from Stony Plain & 5 min to Blueberry School, this stunning WALK-OUT bi-level sits on 1.1 acres in the quiet Marrakesh Properties, overlooking a private pond. Enjoy breathtaking views that bring peace & tranquility right from your backyard. The main level features a bright kitchen with white cabinets, gas stove, pantry with barn door & garden doors to an upper deck with pond view. The living room offers large windows & a feature wall while the primary includes a 2 pc ensuite with roughed-in shower plus 2 more bedrooms & a full 4pc bath. The walk-out basement has a 4th bedroom, family room with woodstove, wet bar with fridge & dishwasher & 3pc bathroom. Step outside to the dream yard: a massive partially covered deck with hot tub overlooking the fully fenced & landscaped oasis. Updates include shingles 2021, HE furnace & well pump. 3 sheds, AC, double attached heated garage & detached 26'x22' garage/shop with 9ft door complete this rare find. Truly a one-of-a-kind property!

Built in 1994

## **Essential Information**



MLS® #	E4458508
Price	\$625,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,234
Acres	1.11
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	6 2022 Parkland Drive
Area	Rural Parkland County
Subdivision	Marrakesh Properties
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2S1

### Amenities

Features	Air Conditioner, Bar, Deck, Fire Pit, Gazebo, Hot Tub, Patio, Secured Parking, Walkout Basement, Workshop, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Cul-De-Sac, Fenced, Golf Nearby, Lake View, Playground Nearby, Private Setting, Rolling Land, Schools, Shopping Nearby, See Remarks

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 19th, 2025
Zoning	Zone 90

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