

\$799,000 - 457 1 Avenue, Rural Parkland County

MLS® #E4419973

\$799,000

3 Bedroom, 1.00 Bathroom, 1,044 sqft

Rural on 0.12 Acres

Seba Beach, Rural Parkland County, AB

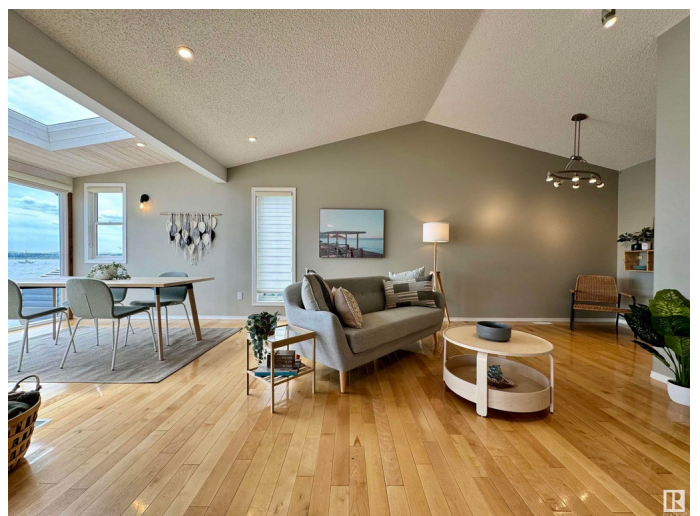
Nestled along the breathtaking shores of Lake Wabamun, this all-season waterfront home in Seba Beach offers stunning views and a seamless retreat just 45 minutes from Edmonton. With three spacious bedrooms, in-home laundry, a hot tub, and over \$90K in recent enhancements, it's designed for effortless year-round relaxation. Start your morning with coffee in the sun-drenched sunroom and unwind by the custom fire pit as the sunset paints the sky. The vaulted living room frames sweeping lake views through oversized, newly installed windows, while the luminous kitchen and heated deck featuring an electric awning, gas hookup, and mounted hood elevate outdoor dining. Recent upgrades include a water filtration system, AC, a new hot water tank, modern flooring, and a state-of-the-art crawl space for enhanced comfort in every season. With newer shingles and durable Hardy Board siding, this lakeside haven is as enduring as it is beautiful. Pack your bags, drop a line for ice fishing, and get ready for your best

Built in 1993

Essential Information

MLS® # E4419973

Price \$799,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,044 |
| Acres | 0.12 |
| Year Built | 1993 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 457 1 Avenue |
| Area | Rural Parkland County |
| Subdivision | Seba Beach |
| City | Rural Parkland County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 2B0 |

Amenities

| | |
|----------------|---|
| Features | Air Conditioner, Closet Organizers, Deck, Exterior Walls- 2"x6", Fire Pit, Hot Tub, Skylight, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking Spaces | 3 |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Backs Onto Lake, Beach Access, Boating, Golf Nearby, Lake Access Property, Lake View, Low Maintenance Landscape, Shopping Nearby, Waterfront Property |
| Construction | Wood |
| Foundation | Preserved Wood |

Additional Information

Date Listed February 1st, 2025

Days on Market 61

Zoning Zone 93

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Listing information last updated on April 3rd, 2025 at 1:47am MDT