

## \$979,900 - 3b Kos Street, Rural Parkland County

MLS® #E4424257

**\$979,900**

4 Bedroom, 2.00 Bathroom, 1,262 sqft

Rural on 0.44 Acres

Betula Beach, Rural Parkland County, AB

Indulge in the ultimate lakeside lifestyle with this spectacular home nestled within the gated community of Betula Beach. With 2,128 sq ft of total living space, .44 acres of land and 70 feet of lakefront, this property offers a rare opportunity to own a piece of paradise. Youâ€™ll be captivated by the grandeur of the window-filled A-frame living area and the inviting warmth of the cedar construction. The kitchen has been beautifully renovated with quartz countertops, under cabinet lighting and S/S appliances. The Large primary bdrm with elegant tall ceilings faces the lake with a convenient private balcony. An updated 5-pc bath, a second bdrm and an upper loft area can also be found on this level. The fully developed walkout basement offers two more bdrms, a 4 pc bath and a spacious rec room, providing plenty of space for family and guests to relax. Outside, the sprawling deck provides the ideal spot to soak up the sunshine and take in the breathtaking scenery surrounded by meticulously landscaped grounds.

Built in 1980

### Essential Information

MLS® # E4424257

Price \$979,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,262
Acres	0.44
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	3b Kos Street
Area	Rural Parkland County
Subdivision	Betula Beach
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2B0

### Amenities

Features	Off Street Parking, Air Conditioner, Deck, Fire Pit, Front Porch, Vaulted Ceiling, Walkout Basement, See Remarks
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Gated Community, Golf Nearby, Hillside, Lake Access Property, Lake View, Landscaped, No Through Road, Waterfront Property, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 6th, 2025
Days on Market	48

## Zoning

## Zone 93

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Listing information last updated on April 23rd, 2025 at 2:17pm MDT