

\$1,100,000 - 2116 Twp Road 523a, Rural Parkland County

MLS® #E4429310

\$1,100,000

3 Bedroom, 2.00 Bathroom, 1,644 sqft
Rural on 46.70 Acres

Carvel Park, Rural Parkland County, AB

Welcome to this incredible opportunity! Nestled on 46.7 scenic acres surrounding tranquil Cottage Lake, this one-of-a-kind property offers direct lake access, private trails, a perfect mix of open meadows & mature trees all outside any subdivision. It's the perfect blend of peaceful country living while being just minutes from the city. The 1644+ sq.ft. walkout bungalow is fully finished & features 3 bedrooms + a home office, allowing you to work from home while embracing nature. Enjoy a sun-filled deck & a bright sunroom overlooking the beautifully landscaped yard. Additional highlights include a heated garage, 220-wired workshop, 2 insulated & heated shops (20x50 & 20x35), multiple outbuildings & 10 acres of fenced & cross-fenced cleared land ideal for hobby farming or recreation. Plenty of private trails winding through the property, it's a dream setting for the outdoorsman, nature lover, or anyone seeking space, serenity & privacy. Don't miss your chance to live, work, unwind in this peaceful setting!

Built in 1975

Essential Information

MLS® # E4429310



Price	\$1,100,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,644
Acres	46.70
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

Community Information

Address	2116 Twp Road 523a
Area	Rural Parkland County
Subdivision	Carvel Park
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2H2

Amenities

Features	Deck, Vinyl Windows, Walkout Basement, Workshop
----------	---

Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Cross Fenced, Landscaped, Recreation Use, Stream/Pond
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 5th, 2025
-------------	-----------------

Days on Market 16

Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 8:17am MDT