

# \$350,000 - 379 1 Avenue, Rural Parkland County

MLS® #E4430871

**\$350,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.13 Acres

Seba Beach, Rural Parkland County, AB

Build your dream home in the heart of Seba Beach’s exclusive waterfront community on this prime lot that offers rare riparian rights, granting you direct access to the water – ideal for installing a private dock or creating your own beach oasis. Whether it’s swimming, boating, or enjoying a day on the lake, this property is the perfect launch point for four-season fun. With the old cabin removed (which had natural gas to it) and the lot cleared, it’s ready for development. Imagine a custom-built retreat designed to maximize the expansive lake views, with seamless indoor-outdoor living and upscale amenities – all just steps from the Edmonton Yacht Club and the vibrant charm of Seba Beach. The property features unique dimensions (shortest sides 100.9' x 51.6') and offers an incredible opportunity to create a stunning lakeside getaway well below appraised and assessed value.



## Essential Information

MLS® #	E4430871
Price	\$350,000
Bathrooms	0.00
Acres	0.13
Type	Rural
Sub-Type	Vacant Lot/Land

Status                      Active

**Community Information**

Address                    379 1 Avenue  
Area                        Rural Parkland County  
Subdivision               Seba Beach  
City                        Rural Parkland County  
County                     ALBERTA  
Province                  AB  
Postal Code               T0E 2B0

**Exterior**

Exterior Features    Beach Access, Boating, Golf Nearby, Lake Access Property, Lake View, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Waterfront Property

**Additional Information**

Date Listed               April 15th, 2025  
Days on Market        10  
Zoning                    Zone 93

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 25th, 2025 at 1:03pm MDT