

# \$1,249,000 - 4518 Lakeshore Road, Rural Parkland County

MLS® #E4433506

**\$1,249,000**

4 Bedroom, 2.00 Bathroom, 1,362 sqft

Rural on 59.87 Acres

Whitewood Sands, Rural Parkland County, AB

Private. Scenic. Versatile. Your Lakerage Awaits! Escape to nearly 60 acres of private, treed land just 40 minutes West of Edmonton! This stunning property features a 2013-built, 1362 sq ft bungalow with vaulted ceilings, granite fireplace, and a full-height basement with 9' ceilings. Enjoy breathtaking views of Lake Wabamun, two creeks, abundant wildlife, and groomed trails ideal for walking, quadding, or horseback riding. Perfect for outdoor enthusiasts, hobby farmers, or tradespeople, the land includes a 1200 sq ft shop with oversized doors (ideal for equipment, storage or barn conversion), a 22'x22' detached garage, and a partially serviced private campground for guests. Zoned Agricultural, offering incredible flexibility for future use. Whether you're seeking full-time country living, a recreational retreat, or a base for your business, this "Lakerage" offers peace, potential, and privacy all in one. One Stunning Property, Endless Potential!

Built in 2013

## Essential Information

MLS® #	E4433506
Price	\$1,249,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,362
Acres	59.87
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4518 Lakeshore Road
Area	Rural Parkland County
Subdivision	Whitewood Sands
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

### **Amenities**

Features	Deck, Fire Pit, Vaulted Ceiling, Natural Gas BBQ Hookup
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Boating, Golf Nearby, Hillside, Lake View, Paved Lane, Private Setting, Recreation Use, Schools, Shopping Nearby, Treed Lot, See Remarks
Construction	Wood
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed April 30th, 2025

Days on Market 48

Zoning Zone 93

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