

# **\$449,900 - 2 53103 Rge Rd 40, Rural Parkland County**

MLS® #E4417031

**\$449,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.30 Acres

Wabamun Beach, Rural Parkland County, AB

Welcome to this remarkable .297-acre property, cherished for generations and now ready for new adventures. It features a drilled well, a holding tank, and previously had power, which can be reconnected. There are many options for a build spot, whether you desire a walk-out or bungalow. A charming children's playhouse is also on site, perfect for little ones. The property offers lakefront access, thanks to the public access point between you and the lake. The waters are calm in this bay, making it perfect for kayaking and other water activities, as there is a speed limit for motorized boats up to the trestle and the larger part of the lake. Conveniently located off Hwy 16 in Wabamun Beach, it's an easy commute to the capital city and nearby amenities. Don't miss this opportunity to create lasting memories—discover the adventures and joys of lakeside living today!



## **Essential Information**

MLS® #	E4417031
Price	\$449,900
Bathrooms	0.00
Acres	0.30
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

**Community Information**

Address	2 53103 Rge Rd 40
Area	Rural Parkland County
Subdivision	Wabamun Beach
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

**Exterior**

Exterior Features	Beach Access, Boating, Lake Access Property, Lake View, No Through Road, Park/Reserve, Playground Nearby, Recreation Use, Waterfront Property
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**Additional Information**

Date Listed	January 3rd, 2025
Days on Market	105
Zoning	Zone 93

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Listing information last updated on April 17th, 2025 at 9:47pm MDT