

# **\$799,000 - 457 1 Avenue, Rural Parkland County**

MLS® #E4419973

**\$799,000**

3 Bedroom, 1.00 Bathroom, 1,044 sqft

Rural on 0.12 Acres

Seba Beach, Rural Parkland County, AB

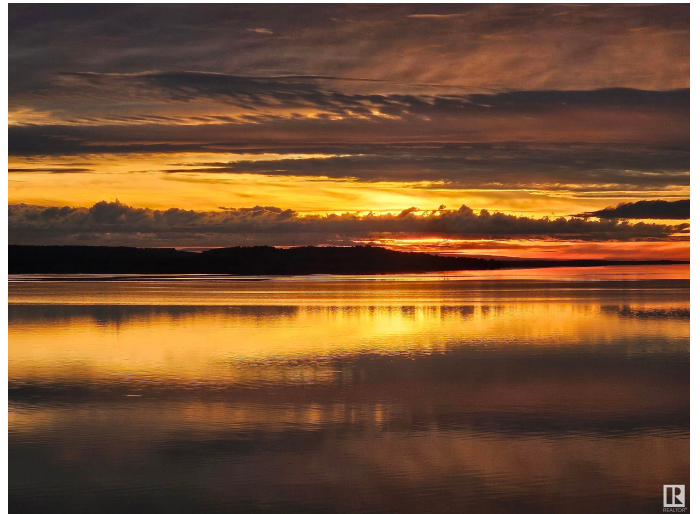
Nestled along the breathtaking shores of Lake Wabamun, this all-season waterfront home in Seba Beach offers stunning views and a seamless retreat just 45 minutes from Edmonton. With three spacious bedrooms, in-home laundry, a hot tub, and over \$90K in recent enhancements, it's designed for effortless year-round relaxation. Start your morning with coffee in the sun-drenched sunroom and unwind by the custom fire pit as the sunset paints the sky. The vaulted living room frames sweeping lake views through oversized, newly installed windows, while the luminous kitchen and heated deck featuring an electric awning, gas hookup, and mounted hood fan elevate outdoor dining. Recent upgrades include a water filtration system, AC, a new hot water tank, modern flooring, and a state-of-the-art crawl space for enhanced comfort in every season. With newer shingles and durable Hardy Board siding, this lakeside haven is as enduring as it is beautiful. Pack your bags, drop a line for ice fishing, and get ready for your best

Built in 1993

## **Essential Information**

MLS® # E4419973

Price \$799,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,044
Acres	0.12
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	457 1 Avenue
Area	Rural Parkland County
Subdivision	Seba Beach
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2B0

### Amenities

Features	Air Conditioner, Closet Organizers, Deck, Exterior Walls- 2"x6", Fire Pit, Hot Tub, Skylight, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking Spaces	3

### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Golf Nearby, Lake Access Property, Lake View, Low Maintenance Landscape, Shopping Nearby, Waterfront Property
Construction	Wood
Foundation	Preserved Wood

**Additional Information**

Date Listed            February 1st, 2025  
Days on Market      76  
Zoning                Zone 93

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