

\$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! This prime lot 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 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. 2025 Property Assessment: \$432,400 2017 Appraisal: \$565,000 (included old cabin)



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
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Additional Information

Date Listed	April 15th, 2025
Zoning	Zone 93

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Listing information last updated on April 15th, 2025 at 8:17pm MDT