

## \$899,000 - 371 1 Avenue, Rural Parkland County

MLS® #E4436318

**\$899,000**

3 Bedroom, 2.00 Bathroom, 1,702 sqft

Rural on 0.14 Acres

Seba Beach, Rural Parkland County, AB

Discover lakeside living on Seba Beach in this stunning waterfront estate at 371 First Ave N. This meticulously designed retreat offers over 1,700 sq ft of bright, open living space with a rustic-modern charm. The vaulted ceilings and full-height lakeside windows bring the outdoors in, flooding the home with natural light and serene lake views. The main floor features a majestic stone fireplace in the vaulted great room that combines the open kitchen, dining, and living room providing the perfect space for gatherings, while a spacious primary suite, 4-piece bath and full laundry room add everyday convenience. Upstairs, the cozy loft overlooking the water offers two more bedrooms and a 3-piece bath. The large wraparound deck extends your living space outdoors, perfect for entertaining or relaxing while watching the waves roll in. With a detached double garage, low maintenance landscaping and prime beachfront access, this is your opportunity to own a turnkey property on one of Alberta's most desirable lakes

Built in 2005

### Essential Information

MLS® # E4436318

Price \$899,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,702
Acres	0.14
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	371 1 Avenue
Area	Rural Parkland County
Subdivision	Seba Beach
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2B0

### **Amenities**

Features	Deck, Detectors Smoke, Lake Privileges, Vaulted Ceiling, See Remarks
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### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Boating, Golf Nearby, Lake Access Property, Lake View, Landscaped, Playground Nearby, Waterfront Property, See Remarks
Lot Description	15.2 x 35
Construction	Wood
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed May 14th, 2025

Days on Market 83

Zoning Zone 93

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