

# \$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 |
|----------|---|

### **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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Listing information last updated on June 17th, 2025 at 1:17pm MDT