

\$625,000 - 6 2022 Parkland Drive, Rural Parkland County

MLS® #E4458508

\$625,000

4 Bedroom, 2.50 Bathroom, 1,234 sqft

Rural on 1.11 Acres

Marrakesh Properties, Rural Parkland County, AB

UNBEATABLE LOCATION! 10 min from Stony Plain & 5 min to Blueberry School, this stunning WALK-OUT bi-level sits on 1.1 acres in the quiet Marrakesh Properties, overlooking a private pond. Enjoy breathtaking views that bring peace & tranquility right from your backyard. The main level features a bright kitchen with white cabinets, gas stove, pantry with barn door & garden doors to an upper deck with pond view. The living room offers large windows & a feature wall while the primary includes a 2 pc ensuite with roughed-in shower plus 2 more bedrooms & a full 4pc bath. The walk-out basement has a 4th bedroom, family room with woodstove, wet bar with fridge & dishwasher & 3pc bathroom. Step outside to the dream yard: a massive partially covered deck with hot tub overlooking the fully fenced & landscaped oasis. Updates include shingles 2021, HE furnace & well pump. 3 sheds, AC, double attached heated garage & detached 26'x22' garage/shop with 9ft door complete this rare find. Truly a one-of-a-kind property!

Built in 1994

Essential Information



MLS® #	E4458508
Price	\$625,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,234
Acres	1.11
Year Built	1994
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	6 2022 Parkland Drive
Area	Rural Parkland County
Subdivision	Marrakesh Properties
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 2S1

Amenities

Features	Air Conditioner, Bar, Deck, Fire Pit, Gazebo, Hot Tub, Patio, Secured Parking, Walkout Basement, Workshop, See Remarks
----------	--

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Cul-De-Sac, Fenced, Golf Nearby, Lake View, Playground Nearby, Private Setting, Rolling Land, Schools, Shopping Nearby, See Remarks

Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 19th, 2025
Days on Market	1
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 20th, 2025 at 5:17pm MDT