# \$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

#### 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 169

Zoning Zone 93

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 October 30th, 2025 at 12:17am MDT