

# **\$1,198,500 - 19 Rizzie Beach, Rural Parkland County**

MLS® #E4425794

**\$1,198,500**

5 Bedroom, 3.00 Bathroom, 2,748 sqft

Rural on 0.26 Acres

Rizzie Beach, Rural Parkland County, AB

Youâ€™ll fall in love with this gorgeous 2,748 sq ft country-style cottage found on the sunny southwest-facing shores of Rizzie Beach, Wabamun Lake. The large 1/4 acre pie-shaped lot 150 ft long provides 100ft of width at the front and 50 ft of beachfront. The main floor boasts a spacious living room, a dining area, a rustic kitchen with S/S appliances, granite countertops and natural solid wood cabinets and a beautiful bright sunroom surrounded by windows, all with scenic lake views. The primary bdrm includes an en-suite bath, complemented by two additional bdrms and two full baths. The upper floor offers a separate guest suite with a full kitchen and open living room, two more bdrms, and a 3-pc bath providing extra space for family or guests. The property includes an oversized attached double garage, a second detached double garage, a secondary guest house with a bdrm, loft and 2-pc bath and a spacious deck that leads down to the patio with a firepit all surrounded by the beautifully landscaped grounds.

Built in 2009

## **Essential Information**

MLS® #	E4425794
Price	\$1,198,500



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,748
Acres	0.26
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	19 Rizzie Beach
Area	Rural Parkland County
Subdivision	Rizzie Beach
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

### Amenities

Features	Crawl Space, Deck, Fire Pit, Lake Privileges, Patio, Sunroom, Vinyl Windows, See Remarks
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### Interior

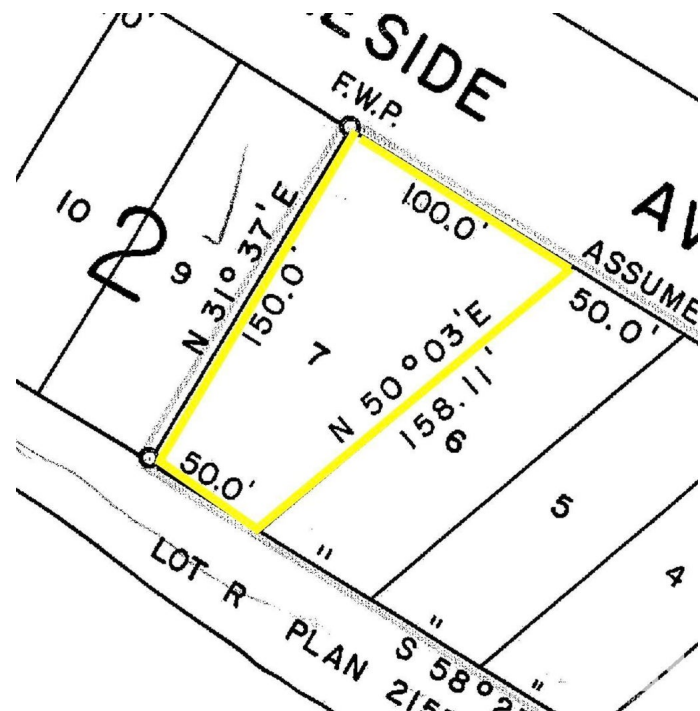
Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Flat Site, Lake Access Property, Lake View, Landscaped, Level Land, Waterfront Property, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 14th, 2025  
Days on Market 48  
Zoning Zone 93



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