

## **\$999,000 - 2022 Parkland Drive, Rural Parkland County**

MLS® #E4432699

**\$999,000**

6 Bedroom, 3.50 Bathroom, 2,260 sqft

Rural on 1.43 Acres

Marrakesh Properties, Rural Parkland County,  
AB

Custom WALKOUT Bungalow w/ Attached QUAD Garage (44Wx25L, heated, 220V, water/sink) on 1.43 acres in a quiet cul-de-sac on a PRIVATE POND in Marrakesh Properties subdivision, a short 10 min drive west of Stony Plain. This beautiful 2,256 sq ft (plus full basement) home features central AC, hardwood & tile flooring, vaulted ceilings and the perfect spaces for you home business. On the main: living room w/ gas fireplace, dining room w/ built-in buffet (sink & beverage fridge), gourmet kitchen w/ eat-up centre island, main floor laundry, 2.5 bathrooms & 4 bedrooms including the owner's suite w/ 5-pc ensuite & walk-in closet. Walkout basement: 2 additional bedrooms, office, 4-pc bath, storage rooms and a massive family/rec room w/ 2nd gas fireplace, wet bar & sound system. Outside: WATERFRONT VIEWS from the patio & composite deck; 2 sheds, paved driveway and a 48'x24' WORKSHOP w/ heat & central AC. Easy access to Yellowhead & 16A. Perfect location to run a business from your PRIVATE WATERFRONT HOME near town.

Built in 1998

### **Essential Information**

MLS® #

E4432699



Price	\$999,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,260
Acres	1.43
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2022 Parkland Drive
Area	Rural Parkland County
Subdivision	Marrakesh Properties
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0H0

### Amenities

Features	Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Dog Run-Fenced In, Gazebo, Hot Water Instant, No Smoking Home, Patio, Smart/Program. Thermostat, R.V. Storage, Skylight, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, Workshop
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Cul-De-Sac, Environmental Reserve, Golf Nearby,

Lake Access Property, Lake View, Landscaped, No Back Lane, No Through Road, Park/Reserve, Private Setting, Schools, Shopping Nearby, Stream/Pond, Waterfront Property

Construction      Wood  
Foundation      Concrete Perimeter

### **Additional Information**

Date Listed      April 25th, 2025  
Days on Market      52  
Zoning      Zone 90

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Listing information last updated on June 16th, 2025 at 4:47am MDT