

## \$699,000 - 457 1 Avenue, Rural Parkland County

MLS® #E4433586

**\$699,000**

3 Bedroom, 1.00 Bathroom, 1,044 sqft

Rural on 0.12 Acres

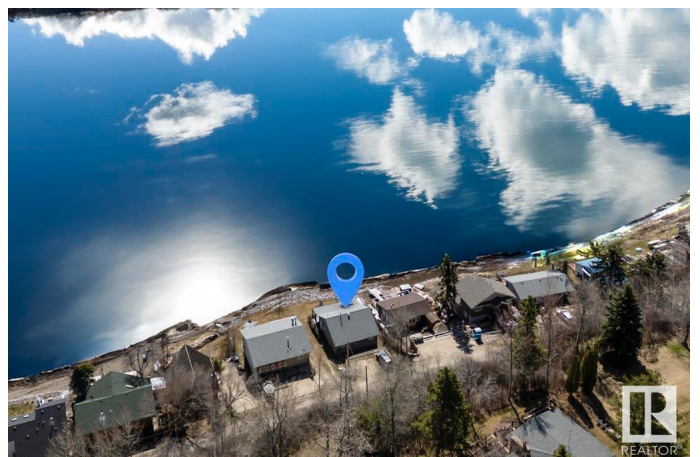
Seba Beach, Rural Parkland County, AB

Craving a life with more lake and less noise? This all-season waterfront home on Lake Wabamun delivers the escape you've been waiting for—just 45 minutes from Edmonton. With 3 bedrooms, in-home laundry, a hot tub, and over \$90K in stylish upgrades, it's the kind of place that makes weekends feel endless. Vaulted ceilings and oversized new windows flood the living space with light and lake views, while the sleek kitchen opens to a heated deck with gas hookup, electric awning, and mounted hood fan—ready for lakeside grilling any time of year. Recent updates include AC, water filtration, new hot water tank, modern flooring, durable Hardy Board siding, and newer shingles. Sip coffee in the sunroom, host sunset dinners, and spend winter nights fireside. Minutes from Pineridge Golf and wrapped in nature, this isn't just a home—it's your next great chapter. Bold, rare, and ready for whatever life you're ready to live.

Built in 1993

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4433586  |
| Price     | \$699,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 1,044                  |
| Acres          | 0.12                   |
| Year Built     | 1993                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 457 1 Avenue          |
| Area        | Rural Parkland County |
| Subdivision | Seba Beach            |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 2B0               |

### Amenities

|                |   |
|----------------|---|
| Features       | Air Conditioner, Closet Organizers, Deck, Exterior Walls- 2"x6", Fire Pit, Hot Tub, Skylight, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking Spaces | 3   |

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Lake, Beach Access, Boating, Golf Nearby, Lake Access Property, Lake View, Low Maintenance Landscape, Shopping Nearby, Waterfront Property |
| Construction      | Wood  |
| Foundation        | Preserved Wood  |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 1st, 2025 |
|-------------|---------------|

Days on Market 95

Zoning Zone 93

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Listing information last updated on August 4th, 2025 at 1:32am MDT