

## \$749,000 - 457 1 Avenue, Rural Parkland County

MLS® #E4433586

**\$749,000**

3 Bedroom, 1.00 Bathroom, 1,044 sqft

Rural on 0.12 Acres

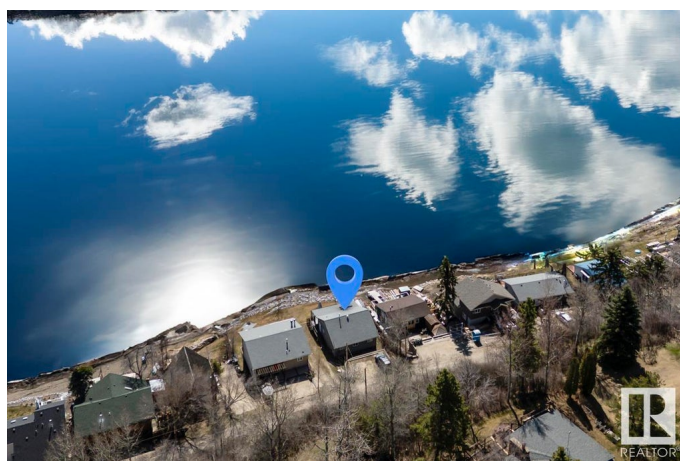
Seba Beach, Rural Parkland County, AB

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	\$749,000
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 2

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 May 3rd, 2025 at 12:47am MDT