

\$1,175,000 - 47 Railway Avenue, Rural Parkland County

MLS® #E4449651

\$1,175,000

3 Bedroom, 3.00 Bathroom, 1,802 sqft

Rural on 0.33 Acres

Kapasiwin, Rural Parkland County, AB

An exceptional lakefront retreat with 220 ft of private shoreline & southwest exposure, bordering a protected bird sanctuary. Situated on a flat, sun-soaked lot, this rare gem features a stunning A-frame layout with 1800 sq ft above grade & over 2800 sq ft of total living space including a fully developed walkout basement. Inside, the main floor boasts a sunlit open-concept kitchen & great room with hardwood floors, gas fireplace & lake views. There's also a bedroom, 3-piece bath & laundry. The chef's kitchen features espresso cabinetry, stainless appliances, corian counters, walk-in pantry & prep island with eating bar. Upstairs you'll find a cozy loft area & primary bedroom with 4-piece ensuite. The basement includes a large rec room, spacious bedroom (fits 2 queen beds), 4-piece bath & glass doors leading to the stamped concrete patio, private yard & beach. Freshly painted with central A/C, central vac, security shutters, alarm system, RV parking & new secure fence & gate. Lakeside luxury awaits!

Built in 2012

Essential Information

MLS® # E4449651

Price \$1,175,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,802
Acres	0.33
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	47 Railway Avenue
Area	Rural Parkland County
Subdivision	Kapasiwin
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2Y0

Amenities

Features	Air Conditioner, Closet Organizers, Deck, Fire Pit, Front Porch, No Smoking Home, Parking-Extra, Vaulted Ceiling, Walkout Basement, Natural Gas BBQ Hookup
----------	--

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Environmental Reserve, Lake View, Landscaped, Park/Reserve, Private Fishing, Private Setting, Recreation Use, Waterfront Property
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed July 25th, 2025

Days on Market 23

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 August 17th, 2025 at 7:02am MDT