

# \$449,900 - 2 53103 Rge Rd 40, Rural Parkland County

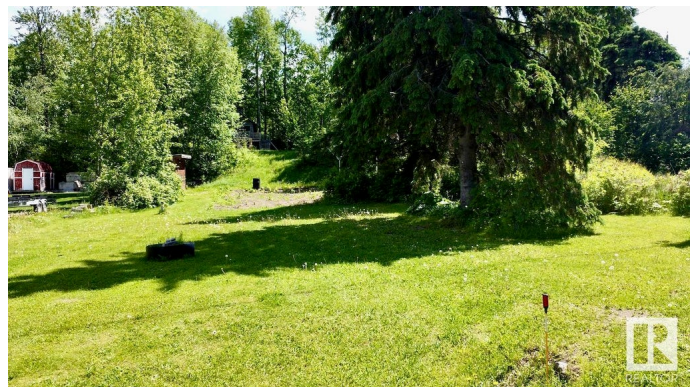
MLS® #E4417031

**\$449,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.30 Acres

Wabamun Beach, Rural Parkland County, AB

Welcome to this remarkable .297-acre property, cherished for generations and now ready for new adventures. It features a drilled well, a holding tank, and previously had power, which can be reconnected. There are many options for a build spot, whether you desire a walk-out or bungalow. A charming children's playhouse is also on site, perfect for little ones. The property offers lakefront access, thanks to the public access point between you and the lake. The waters are calm in this bay, making it perfect for kayaking and other water activities, as there is a speed limit for motorized boats up to the trestle and the larger part of the lake. Conveniently located off Hwy 16 in Wabamun Beach, it's an easy commute to the capital city and nearby amenities. Don't miss this opportunity to create lasting memories—discover the adventures and joys of lakeside living today!



## Essential Information

MLS® #	E4417031
Price	\$449,900
Bathrooms	0.00
Acres	0.30
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address 2 53103 Rge Rd 40  
Area Rural Parkland County  
Subdivision Wabamun Beach  
City Rural Parkland County  
County ALBERTA  
Province AB  
Postal Code T0E 2K0

## Exterior

Exterior Features Beach Access, Boating, Lake Access Property, Lake View, No Through Road, Park/Reserve, Playground Nearby, Recreation Use, Waterfront Property

## Additional Information

Date Listed January 3rd, 2025  
Days on Market 97  
Zoning Zone 93

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Listing information last updated on April 10th, 2025 at 12:02pm MDT