

## \$389,900 - 2036 Aspen Way, Rural Parkland County

MLS® #E4418094

**\$389,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.68 Acres

Spring Lake Ranch, Rural Parkland County,  
AB

\*Price will increase on April 22\* Tucked into a cul-de-sac, Lot #51 "WATERâ€™S EDGE" is lakeside living at its absolute finest. This sw facing, 3/4 acre lot features Spring Lake & unobstructed Environmental Reserve views. The only remaining lot with private lake access! Sit on your covered back deck & enjoy stunning sunsets & the many sounds of nature. In the summer, canoe, fish, stand up paddle boarding, swim & kayak. In the winter, the frozen lake offers a plethora of activities such as ice fishing, cross country skiing, snow shoeing, & skating. This is the final lakefront lot backing directly on to Spring Lake & one of the last lots that can have a walk out on it. The community of Spring Lake offers several playgrounds, skating rink/basketball/pickle ball court & riding arena. You will love the community spirit with events such as the fall festival, Christmas contests, even drive in movies. 12 Min to Stony Plain, 25 Edmonton, 5 min to Blueberry School. GST not included in price



### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4418094  |
| Price     | \$389,900 |
| Bathrooms | 0.00      |

|          |                 |
|----------|-----------------|
| Acres    | 0.68            |
| Type     | Rural           |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2036 Aspen Way        |
| Area        | Rural Parkland County |
| Subdivision | Spring Lake Ranch     |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Z 0G8               |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Boating, Cul-De-Sac, Environmental Reserve, Lake Access Property, Lake View, Park/Reserve, Picnic Area, Playground Nearby, Ravine View, Rolling Land, Schools, Treed Lot, Waterfront Property |
|-------------------|---|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 15th, 2025 |
| Days on Market | 106                |
| Zoning         | Zone 94            |

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 1st, 2025 at 12:32pm MDT