# \$729,000 - 32 Marine Drive, Rural Parkland County

MLS® #E4437899

#### \$729,000

2 Bedroom, 1.00 Bathroom, 735 sqft Rural on 0.33 Acres

Lk. Wabamun(Woods), Rural Parkland County, AB

Welcome to 32 Marine Drive, an exceptional lakeside retreat on the shores of Wabamun Lake. Tucked behind a private gate and surrounded by mature evergreens, this spacious 1/3-acre lot offers tranquility and breathtaking water views, providing you the opportunity to build your dream cabin or enjoy the existing charming bungalow. Inside, you'll find a light-filled open-concept kitchen and dining area, a cozy living room with a gas fireplace, and 4-piece bathroom. With two bedrooms in the main home plus a separate guesthouse w/ 1/2 bath, there's space for both quiet getaways and entertaining. Unique character finishes and large windows seamlessly blend indoor comfort with the natural surroundings. Step onto one of three tiered decks to enjoy scenic lake views, gather by the firepit or unwind year-round in the fully enclosed sunroom featuring a hot tub that offers a spa experience in any season. Whether you're seeking a weekend escape or a peaceful year-round home, this property is just 1 hour from Edmonton.

Built in 1968

## **Essential Information**

MLS® # E4437899 Price \$729,000







Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 735

Acres 0.33

Year Built 1968

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 32 Marine Drive

Area Rural Parkland County

Subdivision Lk. Wabamun(Woods)

City Rural Parkland County

County ALBERTA

Province AB

Postal Code T0E 2B0

#### **Amenities**

Features Deck, Fire Pit, Gazebo, Hot Tub, Lake Privileges, Patio, Secured

Parking, See Remarks

#### Interior

Heating Forced Air-1, Propane

Fireplace Yes

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Lake, Beach Access, Boating, Fruit Trees/Shrubs, Hillside,

Lake Access Property, Lake View, Landscaped, Private Setting, Treed

Lot, Waterfront Property, See Remarks, Partially Fenced

Construction Wood

Foundation Block

### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 154

Zoning Zone 93

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