

\$420,000 - 40 Parkland Avenue, Parkland Beach

MLS® #A2117403

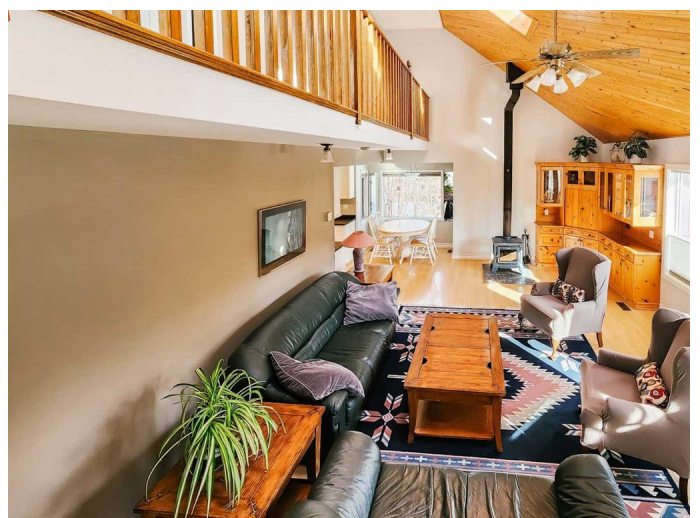
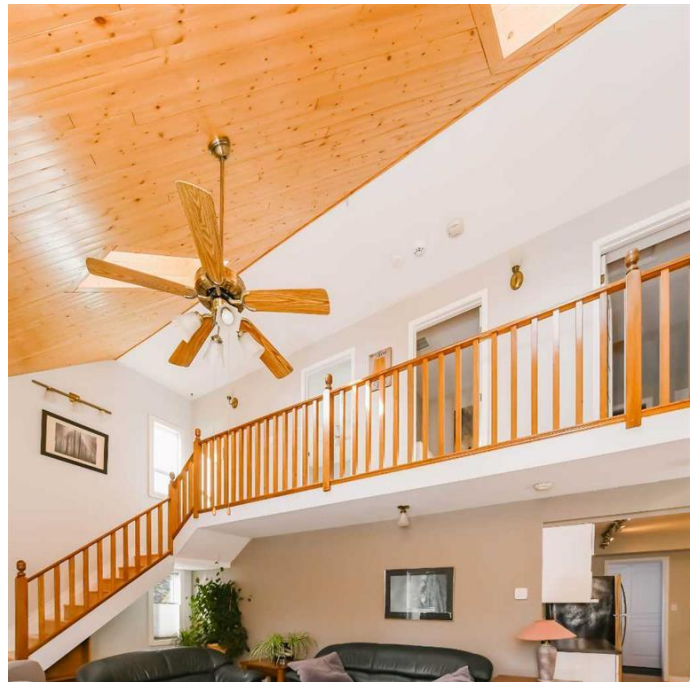
\$420,000

3 Bedroom, 2.00 Bathroom, 1,290 sqft

Residential on 0.53 Acres

N/A, Parkland Beach, Alberta

Welcome to this delightfully charming 3 bedroom/ 2 bathroom, one & a half storey home boasting a beautifully treed and landscaped yard with a creek running through it! Cute curb appeal greets you as you enter through the gates of this fenced property featuring an A-frame style home, a double detached GARAGE with an attached heated workspace and side yard gravel pad for extra parking. A wooden walkway leads you around back to enter the WORKSHOP area, deck area and back entrance to the home. Inside, the kitchen has white cabinets, stainless steel appliances and a sink at the window looking out to the yard. The eating area is adorable with windows to enjoy the view of the backyard and all of the feathered & furry creatures that may be wandering around there. The beautiful stand-alone wood stove & built in cabinets enhance the corner of the living area with a sense of cozy warmth. The wood ceiling above the living room is simply beautiful with the skylights to fill the area with natural light. Access to the crawl space is in the corner, under the stairs. The LOFT area above the living room connects the bedrooms nicely to the entire home. The open staircase and balcony up on the 2nd floor/loft above the living room area is altogether appealing. You will find 2 bedrooms and a 2 piece bathroom on the 2nd floor and can access the upper deck through the bedroom on the north corner of the home. Returning to the main floor, the primary bedroom is separate & off on it's



own, tucked in as you go past the 4 piece bathroom and the laundry appliances. The backyard is a spacious sanctuary, surrounded with mature trees, shrubs and a variety of perennials. There is a CREEK framed with rocks running through the yard, with an electric pump for the continuous calming sound of running water to further enhance this park like yard. The detached garage has a separate heated area with large windows to use as a workshop or whatever else you decide. Additionally, the new homeowner of this property will have the opportunity to purchase a BOAT SLIP AT THE NEW MARINA for an additional cost. More information is available. Parkland Beach offers residents so many options & amenities – beautiful lake for fishing, boating ~ newer marina ~ beach ~ community with walking/bike pathways, golf course, disc golf, ball diamond, winter activities ~ park & playground ~ local year around convenience store. 40 PARKLAND AVENUE is available for QUICK POSSESSION ~ move in ready ~ has been very well cared for ~ the septic tank has just recently been pumped ~ on demand water heater has been serviced ~ good water supply ~ furnace replaced in 2019. There is a lot to explore here!

Built in 1990

Essential Information

MLS® #	A2117403
Price	\$420,000
Sold Price	\$417,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,290
Acres	0.53

Year Built	1990
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	40 Parkland Avenue
Subdivision	N/A
City	Parkland Beach
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Skylight(s), Storage, Tankless Hot Water, Track Lighting, Vinyl Windows, Wood Windows
Appliances	Dryer, Microwave, Portable Dishwasher, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, See Remarks

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Corner Lot, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Front Yard, Landscaped, Private, Treed
Roof	Metal
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	March 27th, 2024
Date Sold	April 11th, 2024
Days on Market	15
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	2 Percent Realty Advantage
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