

# **\$749,900 - 4502 A Lakeshore Road, Rural Parkland County**

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MLS® #E4441115

**\$749,900**

2 Bedroom, 2.00 Bathroom, 1,873 sqft

Rural on 0.91 Acres

Freeman, Rural Parkland County, AB

Welcome to the exclusive lakefront community of Freeman on the shores of Lake Wabamun, where tranquility meets timeless charm. Enjoy unobstructed views of the shimmering lake from your expansive deck or stroll down to your private waterfront access for a peaceful paddle or evening cast. This beautifully crafted bungalow offers effortless main-floor living with no stairs to climb and 1,872 sq ft of thoughtfully designed space. Featuring 2 spacious bedrooms, 2 bathrooms, and a flex room ideal for a home office, fitness nook or extra bedroom. This home balances comfort and versatility. Host memorable gatherings in the formal dining room, or relax in the sunlit living room with panoramic views year-round. Step outside to a patio made for outdoor living, surrounded by a manicured yard, a cozy bunkhouse, and a double garage. This property includes a 1/9 share in a private lakefront access and 15 acres! Experience the perfect blend of comfort, charm, and breathtaking lake views—every single day!!!

Built in 1980

## **Essential Information**

MLS® # E4441115

Price \$749,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,873                  |
| Acres          | 0.91                   |
| Year Built     | 1980                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4502 A Lakeshore Road |
| Area        | Rural Parkland County |
| Subdivision | Freeman               |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 2K0               |

### Amenities

|                |                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Features       | Deck, Fire Pit, Hot Water Natural Gas, Lake Privileges, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Vaulted Ceiling |
| Parking Spaces | 6                                                                                                                                     |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                      |
| Exterior Features | Boating, Flat Site, Lake Access Property, Lake View, Private Setting, Recreation Use, Waterfront Property |
| Construction      | Wood                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                        |

### Additional Information

Date Listed June 6th, 2025

Days on Market 91

Zoning Zone 93

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