

**23 Parkland Crescent
Parkland Beach, Alberta****MLS # A2243084****\$1,080,000**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,725 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Driveway, Triple Garage Attached		
Lot Size:	0.45 Acre		
Lot Feat:	Back Yard, Landscaped, Paved, Underground Sprinklers		

Heating:	Boiler, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Sump Pump(s), Suspended Ceiling		

Inclusions: Fridge and stand up freezer in pantry

Welcome to your dream home located just steps from the shores of Gull Lake in the sought-after community of Parkland Beach. This expansive and meticulously maintained 6 bedroom, 5 bathroom property offers luxury, comfort, and functionality for families, hobbyists, and lake lovers alike. Nestled in the peaceful lakeside community of Parkland Beach, this home offers the perfect blend of country charm and recreational lifestyle. Enjoy boating, fishing, swimming, and trails, all just a short walk away. Your forever home by the lake is waiting. Property Highlights: 6 Spacious Bedrooms | 4.5 Modern Bathrooms | 2 recreation rooms | office space Gorgeous granite countertops throughout, Open concept kitchen/dining with beautiful cabinetry, an island and premium finishes, 2 cozy fireplaces — perfect for Alberta winters, triple attached garage with massive driveway, 31x40 detached shop with oversized doors — ideal for RVs, boats, or a workshop, woodworking shop and greenhouse for the carpenter/gardening enthusiast, two large decks for entertaining and landscaped yard with a private fire pit area and seating, located on a generous lot with mature trees and plenty of green space. Bonus Features: Multiple living areas for large families or guests, main floor laundry, large windows flooding the home with natural light, underground sprinkler system, ample parking for vehicles, RVs, and toys. Shingles done in 2018