

## \$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

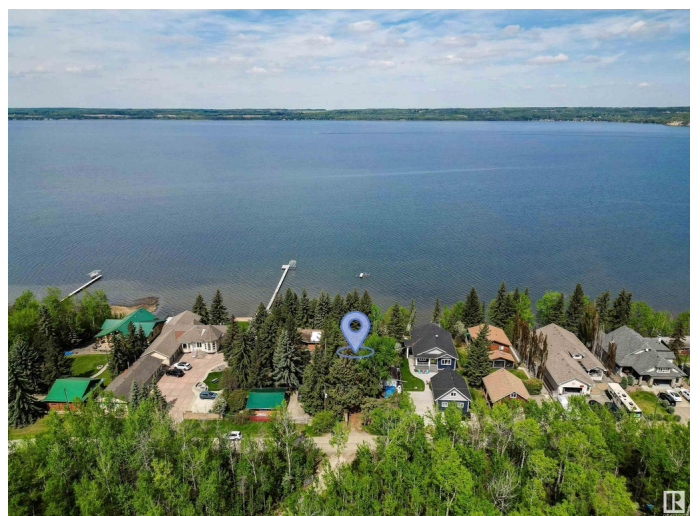
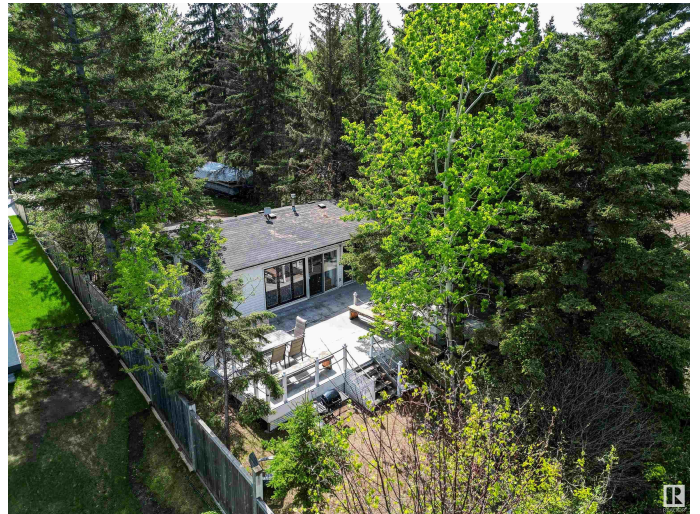
Welcome to 32 Marine Drive, an exceptional lakeside retreat on the shores of Wabamun Lake. Tucked behind a private gate and surrounded by mature evergreens, this spacious 1/3-acre lot offers tranquility and breathtaking water views, providing you the opportunity to build your dream cabin or enjoy the 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
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### 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 28

Zoning Zone 93

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Listing information last updated on June 19th, 2025 at 10:32am MDT