

# \$1,250,000 - 405 1 Avenue, Rural Parkland County

MLS® #E4447317

**\$1,250,000**

6 Bedroom, 3.50 Bathroom, 1,957 sqft

Rural on 0.16 Acres

Seba Beach, Rural Parkland County, AB

Welcome to your lakefront sanctuary at Seba Beach—where style, space & serenity converge. This beautifully designed two-storey home offers over 3,000 sq ft of total living space with stunning travertine tiles flowing throughout the entire main floor. The gourmet kitchen is outfitted w/ rich wood cabinetry, granite countertops & S/S appliances, while the adjacent living & dining spaces boast vaulted ceilings & expansive windows that frame stunning lake views. Step out to a sprawling deck or relax on the patio just steps from the water. The primary bedroom w/ a beautiful ensuite and a 3 pc bath can also be found on the main floor. The upper level offers four bedrooms & two baths, while the basement features a cozy rec room, guest bedroom & ample storage. Enjoy summer evenings by the fire, or stroll down to your own slice of beachfront paradise. Perfect for year-round living or a luxurious seasonal escape, this home is designed for those seeking beauty, comfort & unforgettable lakeside living

Built in 2012

## Essential Information

MLS® #	E4447317
Price	\$1,250,000



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,957
Acres	0.16
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	405 1 Avenue
Area	Rural Parkland County
Subdivision	Seba Beach
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2B0

### Amenities

Features	Off Street Parking, On Street Parking, Deck, Detectors Smoke, Lake Privileges, Patio, Vaulted Ceiling, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Lake Access Property, Lake View, Landscaped, Playground Nearby, Waterfront Property, See Remarks, Partially Fenced
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 11th, 2025

Days on Market                6

Zoning                            Zone 93

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