



GRASSROOTS
REALTY GROUP

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34 Aspen Lane
Parkland Beach, Alberta

MLS # A2274272



\$379,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow with Loft		
Size:	996 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.50 Acre		
Lot Feat:	Lake		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: Additional baseboard

Welcome to this inviting 3-bedroom, 2-bath home located in the sought-after community of Parkland Beach at Gull Lake. This property offers a hillside bungalow walkout out that is full of character along with a perfect blend of year-round comfort and recreational living. Inside, you're greeted by a bright, open living area accented by an artistic spiral staircase leading to a versatile loft—ideal for guest overflow, a quiet reading nook, or extra storage. The lower level features a wet bar, two additional bedrooms, and a walkout to the yard, creating an excellent space for hosting friends and family. Step outside to truly appreciate the lifestyle this home offers. A covered upper deck extends your outdoor living space, while the multi-layered back deck leads you down to a cozy firepit area—perfect for evening gatherings. Situated on a generous $\frac{1}{2}$ -acre lot, the property provides ample room for adding a garage, garden, or additional outdoor features to suit your needs. Gull Lake is one of Central Alberta's most desirable recreational areas, offering endless activities year-round—boating, fishing, swimming, quadding, snowmobiling, skating, and more. Local amenities and attractions include live music, a race track, multiple golf courses, a shooting range, farmers markets, and convenient shopping options. With easy access to nearby communities and day trips to the scenic Nordegg region, you'll never run out of ways to enjoy this location. Whether you're looking for a full-time residence, family cabin, B&B, or short-term rental, this home's layout, location, and lot size provide exceptional flexibility and appeal. Centrally located, beautifully updated, and surrounded by recreation—this property truly offers the best of Gull Lake living.

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