



**14 Parkland Crescent
Parkland Beach, Alberta**

MLS # A2288829



\$539,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,561 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Lake, Lawn, Low Maintenance Landscaping		

Heating:	Boiler	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Preserved Wood	Utilities:	-
Features:	Laminate Counters		

Inclusions: all furnishings and items in the house except those marked excluded and personal items

Experience the benefits of lake living in this exceptional residence located in Parkland Beach at Gull Lake. This property offers an ideal setting not only for water enthusiasts but also for families seeking to retreat from city life and enjoy walking trails, beaches, the Gull Lake Golf Course, and a welcoming small-community atmosphere. Whether you are planning weekend getaways or considering year-round residence, this home provides ample opportunity. The house features over 2700 square feet of living space on a generously sized, mature lot measuring 100 x 200 feet. The fenced yard offers plenty of room for RV parking, hosting gatherings, and recreational activities such as lawn games. Local amenities include Jorgy's Hot Spot, which provides live music, a convenience store, and rental services, a marina and the Gull Lake Golf Course and clubhouse! Upon arrival at 14 Parkland Crescent, pride of ownership is immediately apparent. Inside, a spacious foyer welcomes you with attractive heated tile flooring with garage access. The open-concept main level includes an east-facing living room featuring a corner gas fireplace and views of the front yard, deck, and pathway leading to the lake and beach. The dining area accommodates large groups, and the kitchen offers abundant cabinetry and countertop space — perfect for hosting and prepping meals! An updated bathroom features a tiled walk-in shower, heated floor and an antique claw-foot tub, ideal for relaxation. The second bedroom is generously sized and can easily accommodate a king-size bed. The primary bedroom, accessible by a short staircase, boasts double closets and multiple windows that capture the morning sunlight. The fully finished basement includes a spacious family and games room, two large bedrooms, a four-piece bathroom, and storage space. Additional highlights include a double attached

garage (21.5' x 18'10") with an oversized attached single garage (39'11" x 8'8"), providing ample storage for recreational equipment. The private backyard features low-maintenance landscaping, a firepit with a sidewalk block patio, a hammock stand, and gates on both sides for access with lots of space for everyone to enjoy! Recent updates include newer shingles, eaves, soffit, fascia, and leaf covers on the eavestroughs. Other notable features are a 2,000-gallon septic holding tank, a front yard field for drainage filtration, an asphalt driveway, and a 125-amp electrical service.