

# **\$299,800 - 56 4521 Lakeshore Rd, Rural Parkland County**

MLS® #E4431357

**\$299,800**

1 Bedroom, 1.00 Bathroom, 788 sqft

Rural on 0.50 Acres

Whitewood Sands, Rural Parkland County, AB

Welcome to this amazing private oasis! Did you need somewhere to enjoy less than an hour to Edmonton? These properties in Whitewood Sands do not come available very often! This property has one primary bedroom on the main floor with a sliding door to the deck and view of your treed backyard. The landscaping here will bring anyone joy. It has an updated kitchen and a good sizing living space for you to enjoy. The loft space is unfinished for your imagination to run wild and a finished basement as well. The property has its own sauna for those days of relaxing, multiple sheds for storage and tons of space for you to invite your family and friends. This all season property is waiting for you to call it home.

Built in 1954

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4431357  |
| Price          | \$299,800 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 788       |
| Acres          | 0.50      |



|            |                        |
|------------|------------------------|
| Year Built | 1954                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 56 4521 Lakeshore Rd  |
| Area        | Rural Parkland County |
| Subdivision | Whitewood Sands       |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 2K0               |

### Amenities

|          |   |
|----------|---|
| Features | Deck, Fire Pit, Gazebo, Lake Privileges |
|----------|---|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 3                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Beach Access, Boating, Fruit Trees/Shrubs, Lake Access Property, Landscaped, No Back Lane, Treed Lot |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 142              |
| Zoning         | Zone 93          |

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Listing information last updated on September 6th, 2025 at 7:17am MDT