

# \$1,100,000 - 2116 Twp Road 523a, Rural Parkland County

MLS® #E4429310

**\$1,100,000**

3 Bedroom, 2.00 Bathroom, 1,644 sqft

Rural on 46.70 Acres

Carvel Park, Rural Parkland County, AB

Welcome to this incredible opportunity! Nestled on 46.7 scenic acres surrounding tranquil Cottage Lake, this one-of-a-kind property offers direct lake access, private trails, a perfect mix of open meadows & mature trees all outside any subdivision. It's the perfect blend of peaceful country living while being just minutes from the city. The 1644+ sq.ft. walkout bungalow is fully finished & features 3 bedrooms + a home office, allowing you to work from home while embracing nature. Enjoy a sun-filled deck & a bright sunroom overlooking the beautifully landscaped yard. Additional highlights include a heated garage, 220-wired workshop, 2 insulated & heated shops (20x50 & 20x35), multiple outbuildings & 10 acres of fenced & cross-fenced cleared land ideal for hobby farming or recreation. Plenty of private trails winding through the property, it's a dream setting for the outdoorsman, nature lover, or anyone seeking space, serenity & privacy. Don't miss your chance to live, work, unwind in this peaceful setting!

Built in 1975

## Essential Information

MLS® # E4429310



|                |                        |
|----------------|------------------------|
| Price          | \$1,100,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,644                  |
| Acres          | 46.70                  |
| Year Built     | 1975                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2116 Twp Road 523a    |
| Area        | Rural Parkland County |
| Subdivision | Carvel Park           |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2H2               |

### Amenities

|          |   |
|----------|---|
| Features | Deck, Vinyl Windows, Walkout Basement, Workshop |
|----------|---|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Lake, Cross Fenced, Landscaped, Recreation Use, Stream/Pond |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 5th, 2025 |
|-------------|-----------------|

Days on Market 17

Zoning Zone 90

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