

# \$949,500 - 19 Frederick Boulevard, Rural Parkland County

MLS® #E4415384

## \$949,500

6 Bedroom, 3.50 Bathroom, 2,307 sqft  
Rural on 0.67 Acres

Helenslea Heath, Rural Parkland County, AB

An Acreage 7 min from WEM, on full city services. This 2308 SQFT hillside, 6 bed 4 bath walkout bungalow, with a triple attached garage that has been beautifully maintained and upgraded! Upgrades include a gorgeous Gourmet Kitchen, replaced bathrooms, flooring, closet organizers, furnace & heat-pump in 2024 (that's air and heat), membrane on the decking with commercial grade metal stairs and railings, retractable exterior screens, new window coverings, permanent Xmas LED lights, all of these in the highest quality materials & workmanship. The 2/3 acre yard is fully developed & very private due to the public land/pond out the back of the fully fenced lot (with gate access!). With a waterfall feature, fire pit area, hot tub on the walkout patio, and extensive perennial plantings. Find also a greenhouse and 4 additional sheds for the tractor, gardening implements & wood storage. If you want a generous well-located country home that has been lovingly cared for, THIS IS IT!

Built in 1996

## Essential Information

MLS® #	E4415384
Price	\$949,500



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,307
Acres	0.67
Year Built	1996
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### **Community Information**

Address	19 Frederick Boulevard
Area	Rural Parkland County
Subdivision	Helenslea Heath
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1A3

### **Amenities**

Features	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Tub, No Smoking Home, Open Beam, Skylight, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks
Parking Spaces	7

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Fenced, Fruit Trees/Shrubs, Golf Nearby, Hillside, Landscaped, Park/Reserve, Playground Nearby, Private Setting, See Remarks, Street Lighting

Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	December 5th, 2024
Days on Market	127
Zoning	Zone 70

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