

# \$1,550,000 - 3 Gibbons Ave, Rural Parkland County

MLS® #E4430394

**\$1,550,000**

5 Bedroom, 3.50 Bathroom, 2,711 sqft

Rural on 0.40 Acres

Kapasiwin, Rural Parkland County, AB

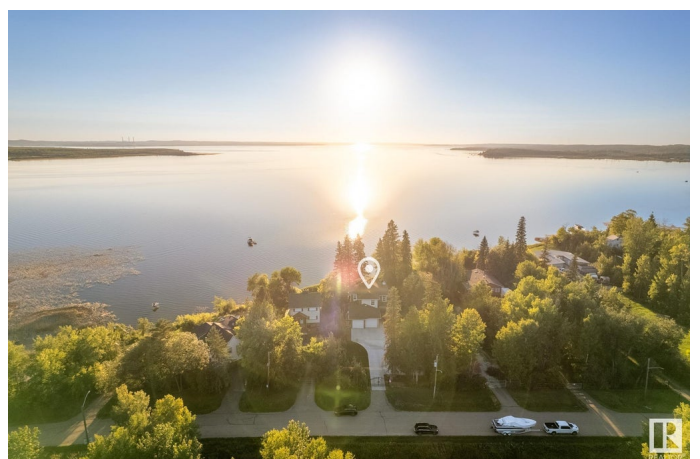
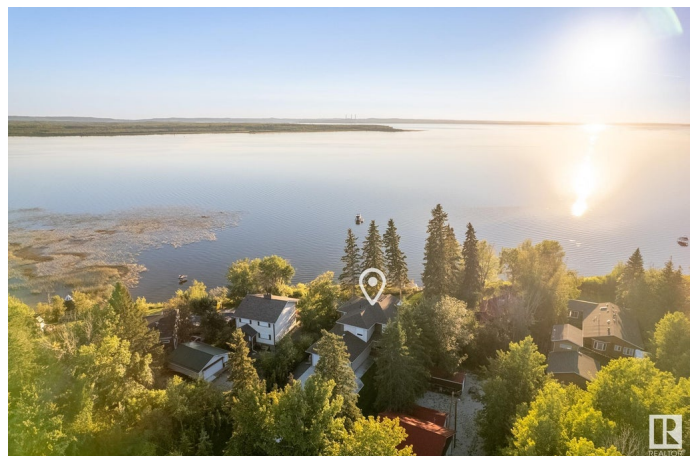
Welcome to this stunning, custom-built lakeside property, offering the perfect blend of modern luxury and serene waterfront living. With nearly 3600sq/ft of finished living space, the home features an open layout with hardwood and ceramic flooring on the main and upper floors. On the main floor you'll find a spacious primary suite with direct access to the deck & hot tub, gourmet kitchen with double wall ovens, a 48" gas range and 2 dishwashers, as well as laundry, mudroom, walk-thru pantry & 1/2 bath. Comforts and conveniences include triple pane windows, A/C, heated bsmnt floors, security system & roller shutters, 220 power, RV plugs & an additional detached 2 car garage. Enjoy direct lake access from your private 74ft dock, perfect for boating and water activities. Equipped with an electric 2,500lb pontoon lift and manual Seadoo lift. Durable and easy-to-maintain stairs leading to the dock. The boat house/storage is fully powered providing convenience for all your waterfront needs.

Built in 2021

## Essential Information

MLS® # E4430394

Price \$1,550,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,711
Acres	0.40
Year Built	2021
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3 Gibbons Ave
Area	Rural Parkland County
Subdivision	Kapasiwin
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2Y0

### **Amenities**

Features	Air Conditioner, Ceiling 9 ft., Hot Tub, Hot Water Natural Gas, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Lake Access Property, Landscaped, Treed Lot, Waterfront Property
Construction	Wood
Foundation	Slab

### **Additional Information**

Date Listed April 11th, 2025

Days on Market 5

Zoning Zone 93

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Listing information last updated on April 16th, 2025 at 7:02am MDT