

# **\$1,799,000 - 204 Phyllis Drive, Rural Parkland County**

MLS® #E4421681

**\$1,799,000**

4 Bedroom, 3.50 Bathroom, 2,771 sqft

Rural on 0.49 Acres

Lakeshore Estates, Rural Parkland County, AB

A breathtaking retreat in Lakeshore Estates blends luxury with nature on a pristine lot backing onto a private, wooded sanctuary. Rebuilt in 2018, every detail was meticulously crafted to create a home that is as stunning as it is functional. Sunlight pours through expansive windows, illuminating the warm, inviting living spaces. The great room's sleek linear fireplace, framed in Dekton tile, anchors the space, while the chef's kitchen complete with Thermador appliances, custom wood cabinetry, and a butler's pantry is both elegant and practical. The primary suite presents a spa-like haven, with an ensuite designed for relaxation. Upstairs, a versatile bedroom or office features a private ensuite, while the walkout lower level is perfect for entertaining, with a spacious rec room, wetbar, and guest accommodations. With \$250K in professional landscaping, a triple heated garage with epoxy flooring, in-floor heating throughout, and Control4 automation, this home is an experience where dreams take shape!

Built in 2000

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4421681    |
| Price  | \$1,799,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,771                  |
| Acres          | 0.49                   |
| Year Built     | 2000                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 204 Phyllis Drive     |
| Area        | Rural Parkland County |
| Subdivision | Lakeshore Estates     |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 1A7               |

### Amenities

|          |  |
|----------|--|
| Features | Air Conditioner, Closet Organizers, Deck, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Sprinkler Sys-Underground, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
|----------|--|

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                       |
| Heating           | Hot Water, In Floor Heat System, Water |
| Fireplace         | Yes                                    |
| Stories           | 3                                      |
| Has Basement      | Yes                                    |
| Basement          | Full, Finished                         |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, No Back Lane, Private Setting, See Remarks |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 70                  |
| Zoning         | Zone 70             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 25th, 2025 at 1:18pm MDT