

## \$285,000 - 120 7 Street, Rural Parkland County

MLS® #E4422660

**\$285,000**

3 Bedroom, 0.50 Bathroom, 1,030 sqft

Rural on 0.17 Acres

Seba Beach, Rural Parkland County, AB

Welcome to 120 7ST SOUTH, Seba Beach, Where you can enjoy an affordable full four-season home or a great cabin getaway. Nestled in one of the best beach communities in Alberta, this property is just steps away from Seba Beach and the pristine waters of Lake Wabamun. This **UPGRADED** 1030 sq/ft bungalow home features 9 Ft. ceilings, spacious bedrooms, kool cottage kitchen, open living/dining area, & large 4 piece bath. Cozy up by the wood burning fireplace in the main living area, or enjoy the outdoors on the awning covered deck, perfect for entertaining in any weather. The property includes RV parking, a large work shop, 6â€™™x8â€™™ shed, & 8â€™™x10â€™™ future bunkhouse for extra guests. Single detached garage & RV parking. Solid cement heated crawl space, fronted by shrubs and a lane treed island divider on the street for privacy. This home is both practical and inviting. Easy access to the private Beach dock, where residents of the of the Summer Village of Seba Beach can install a boat lift. Priced to sell!

Built in 1951

### Essential Information

MLS® # E4422660

Price \$285,000



Bedrooms	3
Bathrooms	0.50
Half Baths	1
Square Footage	1,030
Acres	0.17
Year Built	1951
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	120 7 Street
Area	Rural Parkland County
Subdivision	Seba Beach
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T2B 0B0

### **Amenities**

Features	Ceiling 9 ft., Deck, Fire Pit, Front Porch, Hot Water Natural Gas, Lake Privileges, No Animal Home, No Smoking Home, R.V. Storage
Parking Spaces	5

### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Beach Access, Boating, Environmental Reserve, Flat Site, Golf Nearby, Lake Access Property, Low Maintenance Landscape, Picnic Area, Private Setting, Recreation Use, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

## Additional Information

Date Listed February 24th, 2025

Days on Market 37

Zoning Zone 93

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