

# \$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

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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
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### 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
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Days on Market 14

Zoning Zone 90

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Listing information last updated on April 19th, 2025 at 12:47pm MDT