

# \$474,900 - 9 Aspen Cove, Parkland Beach

MLS® #A2222062

**\$474,900**

5 Bedroom, 3.00 Bathroom, 1,308 sqft

Residential on 0.50 Acres

NONE, Parkland Beach, Alberta

Lake Life Awaits â€“ Spacious home just steps from Parkland Beach at Gull Lake. Welcome to the ultimate lakeside lifestyle in this beautifully designed 4-level split home, ideally located in the highly sought-after Village of Parkland Beach community at Gull Lake. Thoughtfully updated & meticulously maintained, this spacious property offers over 1000 sq. ft of total living space with 5 generous bedrooms, 3 bathrooms & a host of modern comforts-perfect for families, weekenders or retirees looking to escape city life without sacrificing convenience & quality. As you step inside, youâ€™re greeted by a bright, open-concept main living area bathed in natural light thanks to large windows & a striking skylight. The kitchen is the heart of the home & offers everything you need for family meals or entertaining guests-rich granite countertops, abundant cabinetry & a seamless flow into the dining and living areas. The open floor plan creates an inviting atmosphere, where everyone can gather & enjoy the warmth of the home. Upstairs, youâ€™ll find the primary bedroom retreat, complete with a private 4 pc ensuite, along with two additional bedrooms & another 4 pc bathroom-perfect for children or guests. The third ground-walk out-level provides a cozy family room, rec. room & a 2 pc bathroom with laundry set up. Ideal for multi-generational living, games & activity or extra privacy. The basement level has been newly finished, offering 2 additional bedrooms, utility room as well as storage



connected to crawl space underneath. Even more flexible space for a home office, gym or guest suite. This home is not only functional but packed with extras to enhance your lifestyle. Recent mechanical updates include a newer hot water tank, furnace & sump pump (2023) providing peace of mind. Step outside onto the oversized deck, where you can enjoy views of your pie-shaped yard-a rare & private outdoor haven. The yard is partially fenced, beautifully landscaped with trees & comes complete with a fire pit area, hot tub, outdoor shower feature and a storage shed for your lake toys & tools. Whether you're relaxing in the hot tub under the stars or gathering around the fire with friends, this yard is built for year-round enjoyment. This property is serviced with its own well & septic system, offering low utility costs & independence from municipal services. Located just a short walk from Parkland Beach, you'll love the close proximity to everything this charming lakefront community has to offer. A sandy public beach, playground & picnic areas, swimming & boating, & a convenient store for your essentials. Parkland Beach is known for its family-friendly atmosphere, with beautiful sunsets & quiet mornings on the lake. Plus, you're only minutes away from the popular Gull Lake Golf Course. Whether you're looking for a permanent residence or a recreational investment, this home truly checks all the boxes! The house was moved to location in 2019 onto new basement foundation.

Built in 1972

**Essential Information**

MLS® #	A2222062
Price	\$474,900
Bedrooms	5

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,308
Acres	0.50
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	9 Aspen Cove
Subdivision	NONE
City	Parkland Beach
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

### Amenities

Parking	Additional Parking, None, Oversized, Owned, Parking Pad, RV Access/Parking, Other, Outside
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### Interior

Interior Features	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Central, Standard, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Partial, Walk-Out

### Exterior

Exterior Features	Fire Pit, Other, Private Yard, Storage, Outdoor Shower
Lot Description	Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Level, Pie Shaped Lot, See Remarks, Lake, Rolling Slope
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 16th, 2025  
Days on Market            1  
Zoning                        R

**Listing Details**

Listing Office              RE/MAX real estate central alberta

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