

\$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 |
|---------|--|

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 2
Zoning R

Listing Details

Listing Office RE/MAX real estate central alberta

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.