



**37 Parkland Crescent  
Parkland Beach, Alberta**

**MLS # A2321199**

**\$523,700**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,405 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.36 Acre		
<b>Lot Feat:</b>	Back Yard, Brush, Front Yard, Gentle Sloping, Lake, Lawn, Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	LR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Stone Counters		

**Inclusions:** All existing furniture (excluding primary suite) negotiable, Wood shed full of firewood

Welcome to an ultra private large lot in the quiet community of Parkland Beach on Gull Lake. This stucco sided home has a new Metal roof, and is super solid. The main level is open concept with a large kitchen, dining area and living room that opens to a wonderful large deck. There are 3 bedrooms and 2 bathrooms upstairs and additional wide open rec. room / kids den and full bathroom in the partially finished basement. All this on a large and private lot VERY CLOSE to the beach. TONS of parking in a FULLY FENCED and gated yard allows you security and privacy. There is a large shed with stucco exterior STACKED FULL of Firewood - so your summer is SET!!! Parkland beach offers a great community mixed with year around residents and seasonal use. The beach is terrific and includes a boat launch, playground, exercise equipment and walking paths. Come and explore this quiet and safe community and all it has to offer you and your family!