



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

80 Parkland Drive
Parkland Beach, Alberta

MLS # A2331624



\$524,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,073 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Garage Door Opener, Garage Faces Side, Hea		
Lot Size:	0.52 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees,		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Wood	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Recessed Lighting, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Refrigerator

One Home. Endless Possibilities. Welcome to this beautifully updated year-round home in the Summer Village of Parkland Beach at Gull Lake, where lake living meets exceptional flexibility. Just a 10-minute walk to the beach and only a 2-minute drive to Gull Lake Golf Course, this property offers the perfect balance of recreation, comfort, and versatility. Offering over 2,073 sq. ft. of thoughtfully designed living space, this unique home provides exceptional flexibility to suit a variety of lifestyles. A thoughtfully designed floor plan with a connecting interior door allows the home to function as one spacious residence or to create separate living areas for extended family, guests, or changing household needs. The bright, open-concept main living area features soaring ceilings, abundant natural light, and a spacious kitchen complete with stainless steel appliances, a large island, updated countertops, a coffee bar, and ample cabinetry. Multiple living areas provide room for everyone to relax, while the inviting sunroom with a cozy gas fireplace opens onto the sunny south-facing deck. The spacious primary suite offers a walk-in closet and a private ensuite featuring a relaxing jetted tub. A dedicated office provides an ideal work-from-home space, and the home's thoughtful layout offers flexibility for families of all sizes. Recent upgrades include the addition of a second kitchen and living area, replacement of all Poly-B plumbing, an additional bathroom, new windows in the sunroom, and a new larger septic tank and pump (2026). The home is serviced by a private artesian well and field septic system, offering peace of mind for years to come. Outside, the beautifully maintained property is designed for enjoying everything lake life has to offer. Gather around the fire pit, relax in the gazebo, tend the fenced garden, or let pets enjoy the yard. Family and friends will

appreciate the two serviced RV sites complete with power and water. The oversized heated triple attached garage offers abundant built-in storage, workbenches, and plenty of room for vehicles, recreational toys, and workshop space. Whether you're searching for a year-round residence, a family lake retreat, or a home that offers exceptional flexibility for evolving lifestyle needs, this property presents a rare opportunity in one of Gull Lake's most desirable communities. Come experience the Parkland Beach lifestyle, where the beach, boating, golf, and unforgettable year-round lake memories are all just moments from your front door.