

Courtesy Of Kali K Thompson Of Exp Realty

# **\$874,900 - 27 52228 Rge Road 30, Rural Parkland County**

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MLS® #E4465230

**\$874,900**

4 Bedroom, 3.00 Bathroom, 1,520 sqft

Rural on 1.60 Acres

Mayatan Lake Estates, Rural Parkland County, AB

Welcome to year-round lake living on beautiful Mayatan Lake! This custom walkout bungalow offers over 3,000 sq ft of finished space with private direct lake access—perfect for fishing, kayaking, paddle-boarding, & embracing nature steps from your back door. Enjoy a stunning vaulted covered deck with timber beams & stone pillars overlooking the water—an ideal spot for morning coffee, peaceful evenings, & gathering with friends. Inside, soaring ceilings, triple-pane windows, a floor-to-ceiling stone gas fireplace, granite counters, engineered hardwood, and premium appliances create a warm and luxurious atmosphere. With 2 bedrooms up & 2 down, there's plenty of room for family and guests. The walkout level features a stylish wet bar and large windows framing lake views. The oversized heated triple garage includes a floor drain & hot and cold water lines. All this tucked on 1.6 acres, just 25 min to Stony Plain and a comfortable commute to Edmonton. Live the lake lifestyle without sacrificing convenience!

Built in 2014

## **Essential Information**

MLS® #                      E4465230



|                |                        |
|----------------|------------------------|
| Price          | \$874,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,520                  |
| Acres          | 1.60                   |
| Year Built     | 2014                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 27 52228 Rge Road 30  |
| Area        | Rural Parkland County |
| Subdivision | Mayatan Lake Estates  |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 2M5               |

### Amenities

|          |                                                                                                                                                                                                              |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, Front Porch, Wet Bar, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes                                             |
| Stories           | 2                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Finished                                  |

### Exterior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                                                                                     |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Hillside, Lake Access Property, Lake View, Landscaped, No Back Lane, No Through Road, Treed Lot, Vegetable Garden, Waterfront |

|              |                    |
|--------------|--------------------|
|              | Property           |
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 90            |

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Listing information last updated on November 15th, 2025 at 10:47pm MST