

## \$285,000 - 120 7 Street, Rural Parkland County

MLS® #E4422660

**\$285,000**

3 Bedroom, 0.50 Bathroom, 1,030 sqft

Rural on 0.17 Acres

Seba Beach, Rural Parkland County, AB

Welcome to 120 7ST SOUTH, Seba Beach, Where you can enjoy an affordable full four-season home or a great cabin getaway. Nestled in one of the best beach communities in Alberta, this property is just steps away from Seba Beach and the pristine waters of Lake Wabamun. This UPGRADED 1030 sq/ft bungalow home features 9 Ft. ceilings, spacious bedrooms, kool cottage kitchen, open living/dining area, & large 4 piece bath. Cozy up by the wood burning fireplace in the main living area, or enjoy the outdoors on the awning covered deck, perfect for entertaining in any weather. The property includes RV parking, a large work shop, 6â€™x8â€™ shed, & 8â€™x10â€™ future bunkhouse for extra guests. Single detached garage & RV parking. Solid cement heated crawl space, fronted by shrubs and a lane treed island divider on the street for privacy. This home is both practical and inviting. Easy access to the private Beach dock, where residents of the of the Summer Village of Seba Beach can install a boat lift. Priced to sell!

Built in 1951

### Essential Information

MLS® # E4422660

Price \$285,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 0.50                   |
| Half Baths     | 1                      |
| Square Footage | 1,030                  |
| Acres          | 0.17                   |
| Year Built     | 1951                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 120 7 Street          |
| Area        | Rural Parkland County |
| Subdivision | Seba Beach            |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T2B 0B0               |

### **Amenities**

|                |   |
|----------------|---|
| Features       | Ceiling 9 ft., Deck, Fire Pit, Front Porch, Hot Water Natural Gas, Lake Privileges, No Animal Home, No Smoking Home, R.V. Storage |
| Parking Spaces | 5   |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Beach Access, Boating, Environmental Reserve, Flat Site, Golf Nearby, Lake Access Property, Low Maintenance Landscape, Picnic Area, Private Setting, Recreation Use, Schools, Shopping Nearby |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            February 24th, 2025  
Days on Market      66  
Zoning                Zone 93

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