

## \$650,000 - 75 Willowview Bv, Rural Parkland County

MLS® #E4454071

**\$650,000**

3 Bedroom, 2.00 Bathroom, 1,565 sqft

Rural on 1.16 Acres

Willow Peak Park, Rural Parkland County, AB

10/10 fenced acreage! Here is your chance to move into Willow Peak Park in the village of Spring Lake. This walk out Bi-level offers 3 bedrooms and 2 bathrooms. Main floor offers open concept with abundance of light.

Beautiful oak kitchen with lots of storage, island, peninsula and walk in pantry and new appliances. Cozy living room with gas fireplace and vaulted ceiling. The main floor offers 2 bedrooms and a 4 piece bathroom. Just a few steps up will lead you to the large primary bedroom with a huge walk in closet and 4 piece bath with corner tub. The basement has large family room and laundry room. Additional basement space for a bedroom and bathroom. Two tiered deck allows for great entertaining in this private yard. Lots to explore on this beautiful property, walk down to the trees for a separate secluded fire pit area. Double attached garage with ample parking for vehicles and RV'S. Upgrades include new hot water tank (2023) Garage door(2024) and fence(2024) close to Blueberry school and Stony Plain

Built in 2005

### Essential Information

MLS® # E4454071

Price \$650,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,565                  |
| Acres          | 1.16                   |
| Year Built     | 2005                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 75 Willowview Bv      |
| Area        | Rural Parkland County |
| Subdivision | Willow Peak Park      |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Z 0A5               |

### **Amenities**

|                |                                             |
|----------------|---------------------------------------------|
| Features       | Fire Pit, Vaulted Ceiling, Walkout Basement |
| Parking Spaces | 6                                           |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood                                                        |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Vegetable Garden |
| Construction      | Wood                                                        |
| Foundation        | Concrete Perimeter                                          |

### **Additional Information**

Date Listed August 21st, 2025

Days on Market 10

Zoning Zone 90

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Listing information last updated on August 31st, 2025 at 1:47am MDT