

# **\$1,495,000 - 51316 Hghway 759, Rural Parkland County**

MLS® #E4423882

**\$1,495,000**

5 Bedroom, 4.50 Bathroom, 5,530 sqft

Rural on 78.83 Acres

Tomahawk (Parkland), Rural Parkland County, AB

Discover this expansive country home situated on 78.83 acres with incredible development potential! The property previously held a county agreement and permit for up to 183 camp sites (30% of the development started), located in a treed area (please note that these permits have since expired). The home is designed for energy efficiency, featuring 13" ICF 'logic block' walls. It is conveniently located just 1.2 km north of the hamlet of Tomahawk, which offers amenities such as gas stations, a store, a bar, and a school(K-9). Additionally, it's only 15 km south of Seba Beach, located on the west end of Wabamun Lake. The house boasts an impressive 5,430 sq-ft single-floor bungalow. Additional features include: - Garage #1: 6 stalls (24 x 75 ft) - Garage #2: 3 stalls (24 x 36 ft) - Plus, a 48' x 56' concrete pad ready for another outbuilding. - 2 drilled wells Enjoy nearby horse and trail riding, as well as access to local registered quad and snowmobile trails! Tons of potential

Built in 2014

## **Essential Information**

MLS® #	E4423882
Price	\$1,495,000
Bedrooms	5



Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	5,530
Acres	78.83
Year Built	2014
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	51316 Hghway 759
Area	Rural Parkland County
Subdivision	Tomahawk (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2H0

### **Amenities**

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Fire Pit, Front Porch, Hot Tub, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Barrier Free Home
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	ICFs (Insulated Concrete Forms)
Exterior Features	Back Lane, Golf Nearby, Hillside, Landscaped, No Through Road, Playground Nearby, Private Setting, Recreation Use, Schools
Construction	ICFs (Insulated Concrete Forms)
Foundation	Slab

**Additional Information**

Date Listed	March 4th, 2025
Days on Market	173
Zoning	Zone 90

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