

# **\$949,500 - 19 Frederick Boulevard, Rural Parkland County**

MLS® #E4415384

**\$949,500**

6 Bedroom, 3.50 Bathroom, 2,307 sqft

Rural on 0.67 Acres

Helenslea Heath, Rural Parkland County, AB

An Acreage 7 min from WEM, on full city services. This 2308 SQFT hillside, 6 bed 4 bath walkout bungalow, with a triple attached garage that has been beautifully maintained and upgraded! Upgrades include a gorgeous Gourmet Kitchen, replaced bathrooms, flooring, closet organizers, furnace & heat-pump in 2024 (that's air and heat), membrane on the decking with commercial grade metal stairs and railings, retractable exterior screens, new window coverings, permanent Xmas LED lights, all of these in the highest quality materials & workmanship. The 2/3 acre yard is fully developed & very private due to the public land/pond out the back of the fully fenced lot (with gate access!). With a waterfall feature, fire pit area, hot tub on the walkout patio, and extensive perennial plantings. Find also a greenhouse and 4 additional sheds for the tractor, gardening implements & wood storage. If you want a generous well-located country home that has been lovingly cared for, THIS IS IT!

Built in 1996

## **Essential Information**

MLS® # E4415384

Price \$949,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,307                  |
| Acres          | 0.67                   |
| Year Built     | 1996                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 19 Frederick Boulevard |
| Area        | Rural Parkland County  |
| Subdivision | Helenslea Heath        |
| City        | Rural Parkland County  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7Y 1A3                |

### Amenities

|                |  |
|----------------|--|
| Features       | Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Tub, No Smoking Home, Open Beam, Skylight, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks |
| Parking Spaces | 7  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Fenced, Fruit Trees/Shrubs, Golf Nearby, Hillside, Landscaped, Park/Reserve, Playground Nearby, Private Setting, See Remarks, Street Lighting |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 5th, 2024 |
| Days on Market | 135                |
| Zoning         | Zone 70            |

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Listing information last updated on April 19th, 2025 at 5:32pm MDT