

## \$324,900 - 4312 Lakeshore Rd, Rural Parkland County

MLS® #E4447913

**\$324,900**

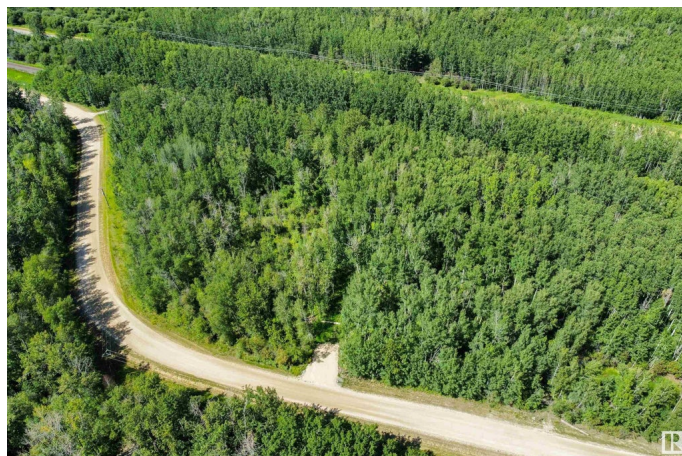
0 Bedroom, 0.00 Bathroom,  
Rural on 3.98 Acres

Ascot Beach, Rural Parkland County, AB

Discover the perfect 4-acre canvas for your dream home, cottage, or year-round retreat—just blocks from the shores of beautiful Wabamun Lake. With utilities at the property line, this development-ready land offers space, privacy, and the freedom to build exactly what you envision. Enjoy lake life year-round—boating, paddleboarding, fishing, snowmobiling, or winter ice fishing. Minutes away are Rizzy Beach, Ascot Beach, and Wabamun Beach—all with boat launches—plus the Wabamun Sailing Club and Gun Club. The charming town of Wabamun is just a 5-minute drive, offering shopping, dining, and essentials. Only 45 minutes from Edmonton—™s west end, this is your opportunity to embrace lake and country living without sacrificing convenience. Make lake life yours.

### Essential Information

MLS® #	E4447913
Price	\$324,900
Bathrooms	0.00
Acres	3.98
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active



**Community Information**

Address	4312 Lakeshore Rd
Area	Rural Parkland County
Subdivision	Ascot Beach
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

**Exterior**

Exterior Features    Backs Onto Park/Trees, Not Fenced, Private Setting, Treed Lot

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	13
Zoning	Zone 93

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Listing information last updated on July 28th, 2025 at 12:03pm MDT