

Courtesy Of Justin E Lafort Of MaxWell Challenge Realty

# \$199,900 - 23 6004 Twp Road 534, Rural Parkland County

MLS® #E4427274

**\$199,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 3.03 Acres

Summer View Heights, Rural Parkland County,  
AB

\*\*\*A THREE-ACRE OASIS OF SANITYâ€™ WHERE THE CITY CANâ€™T FIND YOU\*\*\* The city gnaws at your soul. Glass towers. Choking traffic. The hum of artificial lights frying your last nerve. But out here? You can finally exhale. This isnâ€™t some claustrophobic suburb with doormat sized yards. No, this is freedom, solitude, a haven where the only deadlines are the ones you set for yourself. Feel the earth under your boots. The air? Clean. The sky? Endless. The only sound? Maybe a loon crying across the water or the crackle of a firepit as the kids roast marshmallows under a moon so bright it feels like a spotlight from God. Walking distance to Kokomo Beach. And if civilization (or a Timâ€™s run) dares call your name, Stony & Spruce are min away. When summer arrives, multiple golf courses abound. Or get ice cream from Derby's at Seba Beach. This isnâ€™t just land. Itâ€™s relief. A retreat. Where memories are forged like steel in the fire of good company & quiet nights. Take a deep breath. Feel it. This is where you belong...

Built in 1979

## Essential Information



MLS® #	E4427274
Price	\$199,900
Bathrooms	0.00
Acres	3.03
Year Built	1979
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### **Community Information**

Address	23 6004 Twp Road 534
Area	Rural Parkland County
Subdivision	Summer View Heights
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2B0

### **Exterior**

Exterior Features Backs Onto Park/Trees, Beach Access, Boating, No Through Road, Private Setting, Treed Lot

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	19
Zoning	Zone 75

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 12th, 2025 at 8:17am MDT