

\$299,900 - 4312 Lakeshore Rd, Rural Parkland County

MLS® #E4452595

\$299,900

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® #	E4452595
Price	\$299,900
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	August 12th, 2025
Days on Market	35
Zoning	Zone 93

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 September 16th, 2025 at 4:32am MDT