

# **\$1,749,000 - 204 Phyllis Drive, Rural Parkland County**

MLS® #E4421681

**\$1,749,000**

4 Bedroom, 3.50 Bathroom, 2,771 sqft

Rural on 0.49 Acres

Lakeshore Estates, Rural Parkland County, AB

A breathtaking retreat in Lakeshore Estates blends luxury with nature on a pristine lot backing onto a private, wooded sanctuary. Rebuilt in 2018, every detail was meticulously crafted to create a home that is as stunning as it is functional. Sunlight pours through expansive windows, illuminating the warm, inviting living spaces. The great room's sleek linear fireplace, framed in Dekton tile, anchors the space, while the chef's kitchen complete with Thermador appliances, custom wood cabinetry, and a butler's pantry is both elegant and practical. The primary suite presents a spa-like haven, with an ensuite designed for relaxation. Upstairs, a versatile bedroom or office features a private ensuite, while the walkout lower level is perfect for entertaining, with a spacious rec room, wetbar, and guest accommodations. With \$250K in professional landscaping, a triple heated garage with epoxy flooring, in-floor heating throughout, and Control4 automation, this home is an experience where dreams take shape!

Built in 2000

## **Essential Information**

MLS® #	E4421681
Price	\$1,749,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,771
Acres	0.49
Year Built	2000
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	204 Phyllis Drive
Area	Rural Parkland County
Subdivision	Lakeshore Estates
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 1A7

### Amenities

Features	Air Conditioner, Closet Organizers, Deck, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Sprinkler Sys-Underground, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Hot Water, In Floor Heat System, Water
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Golf Nearby, No Back Lane, Private Setting, See Remarks

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 14th, 2025
Days on Market	174
Zoning	Zone 70

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Listing information last updated on August 7th, 2025 at 10:32am MDT