

# **\$319,900 - 504 53509 Rge Road 60, Rural Parkland County**

MLS® #E4433033

**\$319,900**

2 Bedroom, 1.00 Bathroom, 732 sqft

Rural on 0.11 Acres

Sunset Shores, Rural Parkland County, AB

Beautiful modern 2021-built modular by Woodland Park Construction located in Sunset Shores, a gated, year-round resort community on Lake Isle. This 730 square foot home has everything you need and more boasting a fantastic open concept layout, 10'™ ceiling and an awesome 3-seasons sunroom. Fully Furnished and move in ready! Inside: a beautiful, bright living room with electric fireplace, eat-in kitchen with built-in dishwasher and gas range, generous sized 3-pc bathroom, laundry hook-ups in hallway closet, primary bedroom with built-in cabinetry and an additional bedroom with a built-in bunk beds. Outside: the fenced yard features a low maintenance landscaping, deck & sidewalks, extensive patio with fire pit and 10'™x12'™ shed. Sunset Shores's™ amenities include a clubhouse with heated swimming pool, gym, boat launch, an extensive trail system and pickle ball, tennis & basketball courts. Enjoy the benefits of resort living in this gated, lake side community. Now on municipal fresh water.

Built in 2021

## **Essential Information**

MLS® #

E4433033



|                |                        |
|----------------|------------------------|
| Price          | \$319,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 732                    |
| Acres          | 0.11                   |
| Year Built     | 2021                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 504 53509 Rge Road 60 |
| Area        | Rural Parkland County |
| Subdivision | Sunset Shores         |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 1H0               |

### Amenities

|          |  |
|----------|--|
| Features | Ceiling 10 ft., Deck, Dog Run-Fenced In, Fire Pit, Front Porch, Gazebo, Lake Privileges, Patio, R.V. Storage |
|----------|--|

### Interior

|              |                       |
|--------------|-----------------------|
| Heating      | Forced Air-1, Propane |
| Fireplace    | Yes                   |
| Stories      | 1                     |
| Has Basement | Yes                   |
| Basement     | None, No Basement     |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Modular   |
| Exterior Features | Beach Access, Boating, Fenced, Gated Community, Golf Nearby, Lake Access Property, Landscaped, Low Maintenance Landscape, No Back Lane, Picnic Area, Public Swimming Pool |
| Construction      | Modular   |
| Foundation        | Piling  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 103              |
| Zoning         | Zone 75          |
| Condo Fee      | \$2,050          |

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 August 7th, 2025 at 8:47pm MDT