

# \$424,900 - 1306 53102 Rge Road 40, Rural Parkland County

MLS® #E4442557

**\$424,900**

2 Bedroom, 1.00 Bathroom, 629 sqft

Rural on 0.54 Acres

Moonlight Bay (Parkland), Rural Parkland County, AB

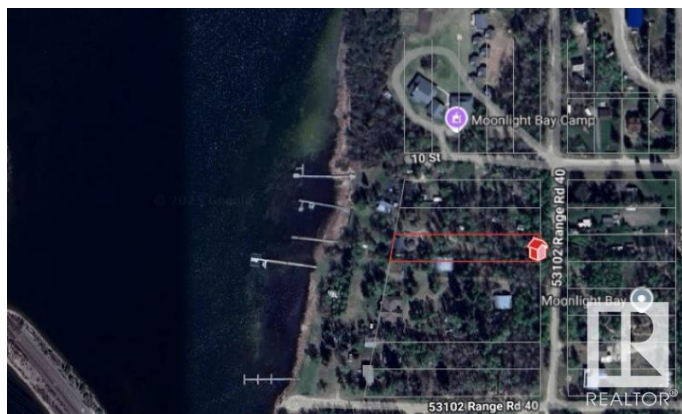
Lakefront Dream! Excellent opportunity to own a great property in Moonlight Bay. This prime 1/2 acre treed lot with lake access transports you away from the city into a tranquil setting with a quick commute from Edmonton for those weekend getaways. This property includes a 3-season cottage, drilled well, and dock. Keep it rustic or design your forever dream home - the potential is endless.

Built in 1963

## Essential Information

MLS® #	E4442557
Price	\$424,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	629
Acres	0.54
Year Built	1963
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

## Community Information



Address	1306 53102 Rge Road 40
Area	Rural Parkland County
Subdivision	Moonlight Bay (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2Y0

### **Amenities**

Features	Fire Pit
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### **Interior**

Heating	Wood Stove, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Lake Access Property, Lake View
Construction	Wood
Foundation	See Remarks

### **Additional Information**

Date Listed	June 15th, 2025
Days on Market	1
Zoning	Zone 93

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Listing information last updated on June 16th, 2025 at 5:17pm MDT