

# **\$275,000 - 101 53509 Rge Road 60, Rural Parkland County**

MLS® #E4424024

**\$275,000**

1 Bedroom, 1.00 Bathroom, 533 sqft

Rural on 0.04 Acres

Sunset Shores, Rural Parkland County, AB

Former show home 2016-built by Pocket House located in Sunset Shores, a gated, year-round resort community on Lake Isle. This 533 square foot tiny home has everything you need and more, boasting central air conditioning, vinyl plank & tile flooring, 10-foot ceiling, zero-maintenance roof & exterior and a fantastic open-concept floor plan. Spacious kitchen with eat-up center island, quartz countertops, built-in pantry and built-in dishwasher. Bright, airy living room with electric fireplace and deck access. Finishing off the interior of the home is one bedroom, a large 3-piece bathroom and laundry. Outside: the fenced and beautifully landscaped yard features a low maintenance deck & sidewalks, a gorgeous patio area, 10'x10' shed and raised garden boxes. Sunset Shores 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.

Built in 2016

## **Essential Information**

MLS® # E4424024

Price \$275,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 533                    |
| Acres          | 0.04                   |
| Year Built     | 2016                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 101 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 | Air Conditioner, Ceiling 10 ft., Deck, Dog Run-Fenced In, Front Porch, No Smoking Home, 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, No Back Lane, Paved Lane, Picnic Area, Public Swimming Pool, Treed Lot |
| Construction      | Modular   |
| Foundation        | Piling  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 56              |
| Zoning         | Zone 75         |
| Condo Fee      | \$2,474         |

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Listing information last updated on April 30th, 2025 at 7:47pm MDT