

# **\$325,000 - 504 53509 Rge Road 60, Rural Parkland County**

MLS® #E4407726

**\$325,000**

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. 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'™ 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 2021

## **Essential Information**

MLS® #	E4407726
Price	\$325,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	732
Acres	0.11
Year Built	2021
Type	Rural
Sub-Type	Manufactured Home
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
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### Interior

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

### Exterior

Exterior	Prefab
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	Prefab
Foundation	Piling

### Additional Information

Date Listed	September 24th, 2024
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Days on Market	206
Zoning	Zone 75
Condo Fee	\$2,050

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Listing information last updated on April 18th, 2025 at 9:47am MDT