# \$1,698,000 - 4 & 6 Sunshine Bay Road, Rural Parkland County

MLS® #E4424413

### \$1,698,000

3 Bedroom, 2.00 Bathroom, 861 sqft Rural on 0.97 Acres

Sunshine Bay, Rural Parkland County, AB

Welcome to your private lakeside retreat at 4 & 6 Sunshine Bay Road! This double-lot property provides close to 1 acre of land with 150ft of pristine lakefront located along a large bay, a natural harbor, that provides calm waters and shelter from the wind. Enjoy the existing 3-bedroom home or build your dream cabin on the secondary lot and use it as a guest house! Built in 2007, this property boasts unparalleled storage options. The main floor features both a double garage and a large tandem style single garage with a 20ft ceiling and 16 ft tall overhead door. Both garages are heated with a convenient 3-pc bath allowing you to rinse off after a day on the beach or water. The upper floor consists of your living area with 3 bedrooms, a 4-pc bath, living room, dining room, and kitchen overlooking the lake from a beautiful vantage point. A large, covered deck allows you to spend time outside enjoying your surroundings. Sailing enthusiasts will love the close proximity to the Sunshine Bay Yacht Club





Built in 2007

#### **Essential Information**

MLS® #	E4424413
Price	\$1,698,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Foo	tage 861
Acres	0.97
Year Built	2007
Туре	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active
Community	/ Information
Address	4 & 6 Sunshine Bay Road
Area	Rural Parkland County
Subdivision	Sunshine Bay
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	TOE 0V0
Amenities	
Features	Deck, Detectors Smoke, Patio, See Remarks, Natural Gas BBQ Hookup
Interior	
Heating	In Floor Heat System, Natural Gas
Stories	2
Has Basem	ent Yes

## Exterior

**Basement** 

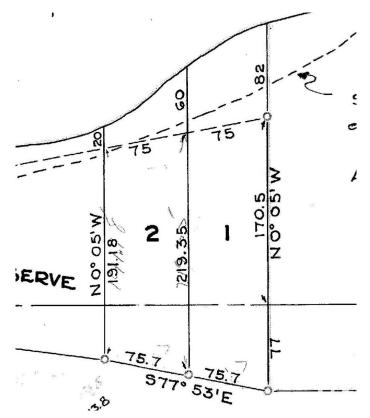
Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, Lake View, Landscaped, No Back Lane, No Through Road, Private Fishing, Private Setting, Sloping Lot, Treed Lot, Waterfront Property, See Remarks, Partially Fenced
Construction	Wood
Foundation	Slab

## **Additional Information**

Date Listed March 6th, 2025

None, No Basement

Days on Market 42 Zoning Zone 93



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Listing information last updated on April 17th, 2025 at 12:32pm MDT