

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

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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 Footage	861
Acres	0.97
Year Built	2007
Type	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	T0E 0V0

### Amenities

Features	Deck, Detectors Smoke, Patio, See Remarks, Natural Gas BBQ Hookup
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### Interior

Heating	In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

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