

# **\$250,000 - 319 53126 Rge Road 70, Rural Parkland County**

MLS® #E4430861

**\$250,000**

1 Bedroom, 1.00 Bathroom, 541 sqft

Rural on 0.12 Acres

Trestle Creek Golf Resort, Rural Parkland County, AB

Year-round getaway in the private, gated community of Trestle Creek Golf Resort. This 540 square foot modular home features central air conditioning, 10 foot vaulted ceiling and a fantastic open concept floor plan. Bright living room with large south-facing windows, gourmet kitchen with eat-up peninsula, 3-piece bathroom and a cozy primary bedroom with washer & dryer. Outside, the beautifully landscaped yard boasts an oversized composite deck, concrete path leading to the circular firepit area and a 10x12 electric golf car garage. Located within "The Tamaracks", an age restricted 50+ zone of Trestle Creek. The resort's amenities include an 18 hole championship golf course, a 9 hole par 3 course, waterpark, cable wakeboard park, beach, pickleball courts and 25 kms of walking trails. Located 45 minutes west of Edmonton with easy access to the Yellowhead Highway.

Built in 2016

## **Essential Information**

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Price \$250,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 541                    |
| Acres          | 0.12                   |
| Year Built     | 2016                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 319 53126 Rge Road 70     |
| Area        | Rural Parkland County     |
| Subdivision | Trestle Creek Golf Resort |
| City        | Rural Parkland County     |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T0E 0S0                   |

### Amenities

|          |                                                                                                                                                          |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Ceiling 10 ft., Club House, Deck, Fire Pit, Front Porch, Lake Privileges, Patio, Recreation Room/Centre, Tennis Courts, Vaulted Ceiling |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Modular                                                                                                                                                                                                         |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Environmental Reserve, Gated Community, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Recreation Use, Private Park Access |
| Construction      | Modular                                                                                                                                                                                                         |
| Foundation        | Block, Slab                                                                                                                                                                                                     |

**Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | April 15th, 2025 |
| Zoning      | Zone 90          |
| Condo Fee   | \$1,905          |

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Listing information last updated on April 15th, 2025 at 8:02pm MDT