

Courtesy Of Daniel Seitz Of Real Broker

# **\$899,900 - 16 53004 Rge Road 54a, Rural Parkland County**

MLS® #E4446143

**\$899,900**

3 Bedroom, 2.00 Bathroom, 1,370 sqft

Rural on 0.21 Acres

South Seba Beach, Rural Parkland County, AB

Your Forever Home on the Water Awaits. Rare lakefront bird haven blends year-round comfort with lakeside living. Nestled in South Seba Beach this 75' wide lakefront doubles space & privacy with adjoining reserve. North-facing wraparound deck delivers golden sunsets & tranquil mornings. W/ 2,400+ sq ft of finished living area, this vaulted-ceiling bungalow, designed for daily convenience, is bathed in light w/ skylights & expansive windows framing breathtaking views. Inside on the main, Maple Hardwood Flooring, primary bedroom with ensuite and laundry, with island kitchen & open layout make hosting effortless around a 3 sided fireplace. Fully finished 2 bedroom lower level w/ pool table, adds space for guests, hobbies & storage. Enjoy lush perennial gardens, a raspberry & garden patch, with new stairs to a dock-ready shoreline. Heated attached garage and 3 storage sheds provide room for projects, storage, tools & toys. This isn't just a retreat it's a forever home Where Every Season Feels Like a Vacation.

Built in 1992

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4446143               |
| Price          | \$899,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,370                  |
| Acres          | 0.21                   |
| Year Built     | 1992                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 16 53004 Rge Road 54a |
| Area        | Rural Parkland County |
| Subdivision | South Seba Beach      |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 0B0               |

### Amenities

|          |                                 |
|----------|---------------------------------|
| Features | Deck, Skylight, Vaulted Ceiling |
|----------|---------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                              |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Beach Access, Boating, Lake Access Property, Lake View, Park/Reserve, Recreation Use, Waterfront Property |
| Construction      | Wood                                                                                                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 5th, 2025

Days on Market                121

Zoning                              Zone 93

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Listing information last updated on November 3rd, 2025 at 12:47am MST