

# **\$358,800 - 108 53509 Rge Road 60, Rural Parkland County**

MLS® #E4456950

**\$358,800**

1 Bedroom, 1.00 Bathroom, 721 sqft

Rural on 0.15 Acres

Sunset Shores, Rural Parkland County, AB

This is the perfect summer retreat or full time home with MINIMAL costs! This beautiful 4 season modular home allows you to escape the city but with every modern convenience & style you would see in today's show homes. This open concept lvg space offers a gorgeous kitchen with an 8'6" eat up island, quartz counters + pull out pantry & spice drawers, all st/st appl's incl. a stand up freezer + wshr/dryer hidden away from sight in this smart design! The 4 pc bath is next to primary suite w/ great storage & closet space. The lvg rm w/ electric f/p & massive windows, offer partial lake views to the front & views to the back accessing the deck via sliding door for that indoor/outdoor feel. The back yard is simply an oasis full of perennials, patio, firepit area plus 3 sheds (one could be converted to a bunkie for guests). All this in a resort which has an abundance of amenities incl. outdoor heated pool, tennis/pickleball, gym, boat launch/dock, + plenty of community events all within this gated resort. 11/10!

Built in 2018

## **Essential Information**

MLS® # E4456950

Price \$358,800



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	721
Acres	0.15
Year Built	2018
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	108 53509 Rge Road 60
Area	Rural Parkland County
Subdivision	Sunset Shores
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0B5

### Amenities

Features	Fire Pit
Parking Spaces	4

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Gated Community, Golf Nearby, Public Swimming Pool, Recreation Use
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 9th, 2025
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Days on Market	5
Zoning	Zone 75
Condo Fee	\$2,050

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