

# \$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 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
----------	---

### **Interior**

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

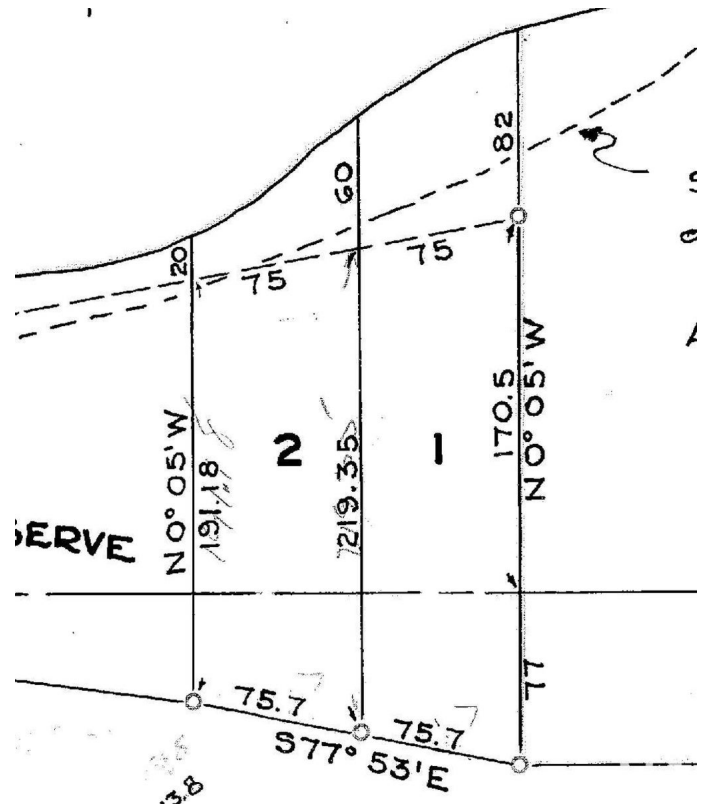
### **Exterior**

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
-------------	-----------------

Days on Market 29  
Zoning Zone 93



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 2:02pm MDT