

Courtesy Of Clayton Kostuik Of Century 21 Leading

## **\$299,900 - 417 53509 Rge Rd 60, Rural Parkland County**

MLS® #E4431913

**\$299,900**

1 Bedroom, 1.00 Bathroom, 469 sqft

Rural on 0.13 Acres

Sunset Shores, Rural Parkland County, AB

NEW LISTING LAKE RESORT Private gated Four Season Lake living could be yours at Sunset Shores Resort on Isle Lake just north of Seba Beach, a short 45 min drive from Edmonton. This custom built high end 4 seasons park model "The Moro" by Pocket Homes is a very modern open concept 1 bed 1 Bath floorplan featuring 2x6 construction, vaulted ceilings, stainless steel appliances, quartz countertops, electric fireplace, hot water on demand, high velocity heating system, washer/dryer combo, 12x16 rear deck & 34x6 side deck with top of the line building materials, construction details & finishes inside & out!! This Premium treed Lot offers privacy & the perfect central location to resort amenities including the incredible clubhouse, heated pool, tennis, pickle ball & basketball courts, marina & dock, walking trails, golf cart & Pet friendly, Excellent social club with many activities. Isle Lake offers excellent fishing & water sports. The resort is know for its amazing sunsets & people. NEW "CITY WATER" SERVICE

Built in 2022

### **Essential Information**

MLS® # E4431913

Price \$299,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	469
Acres	0.13
Year Built	2022
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	417 53509 Rge Rd 60
Area	Rural Parkland County
Subdivision	Sunset Shores
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0N0

### Amenities

Features	Club House, Deck, Exercise Room, Exterior Walls- 2"x6", Fire Pit, Front Porch, Hot Water Tankless, Insulation-Upgraded, No Animal Home, No Smoking Home, Pool-Outdoor, Racquet Courts, Tennis Courts, Vaulted Ceiling, Vinyl Windows, HRV System
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### Interior

Heating	See Remarks, Propane
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, Boating, Gated Community, Golf Nearby, Hillside, Lake Access Property, Lake View, Landscaped, Playground Nearby, Private Setting, Public Swimming Pool, Recreation Use, Treed Lot
Construction	Modular

Foundation                      Piling

**Additional Information**

Date Listed	April 21st, 2025
Days on Market	4
Zoning	Zone 75
Condo Fee	\$2,050



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Listing information last updated on April 25th, 2025 at 1:03pm MDT