

# **\$259,900 - 222 53509 Rge Road 60, Rural Parkland County**

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MLS® #E4437477

**\$259,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.08 Acres

Sunset Shores, Rural Parkland County, AB

Who wouldn't want WATERFRONT PROPERTY to sit back, watch the sunsets & just slow down. With less Canadians traveling across the border & opting to vacation in Canada, now is your opportunity to own a slice of paradise without the travel, to use seasonally or full time! Only 45 west of Edmonton, offering pickleball/tennis courts, heated outdoor swimming pool, rec center, gym & media rm, public dock & private boat slips! This gorgeous 3434sq.ft lot has been professionally landscaped w/ extensive limestone boulders, retaining walls, stone steps, paving stones, 2 decks & a stunning pergola to sit & enjoy those sunny days in comfort. Enjoy the junipers, various perennials & flowering crab apple trees! There is also a custom bunkhouse w/ loft that can sleep up to 4 of your family/guests complete with an electric fireplace. This titled lot is separately metered with 50 AMP service, CITY WATER & hook up for sewer/septic. The high end 2019 Montana 5th wheel can be purchase as a package deal for an additional 56K.



## **Essential Information**

MLS® #	E4437477
Price	\$259,900

Bathrooms	0.00
Acres	0.08
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	222 53509 Rge Road 60
Area	Rural Parkland County
Subdivision	Sunset Shores
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T7Y 0B5

### Exterior

Exterior Features	Gated Community, Golf Nearby, Lake Access Property, No Through Road, Public Swimming Pool, Recreation Use, Treed Lot
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### Additional Information

Date Listed	May 19th, 2025
Days on Market	51
Zoning	Zone 75
Condo Fee	\$2,050

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Listing information last updated on July 9th, 2025 at 2:02pm MDT