

Courtesy Of Candace C Nieckar Of Century 21 Masters

# **\$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 |
|-------------|---------------------|

|                |         |
|----------------|---------|
| Days on Market | 9       |
| Zoning         | Zone 75 |
| Condo Fee      | \$2,050 |

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Listing information last updated on September 18th, 2025 at 5:02am MDT