

# **\$275,000 - 101 53509 Rge Road 60, Rural Parkland County**

MLS® #E4424024

**\$275,000**

1 Bedroom, 1.00 Bathroom, 533 sqft

Rural on 0.04 Acres

Sunset Shores, Rural Parkland County, AB

Former show home 2016-built by Pocket House located in Sunset Shores, a gated, year-round resort community on Lake Isle. This 533 square foot tiny home has everything you need and more, boasting central air conditioning, vinyl plank & tile flooring, 10-foot ceiling, zero-maintenance roof & exterior and a fantastic open-concept floor plan. Spacious kitchen with eat-up center island, quartz countertops, built-in pantry and built-in dishwasher. Bright, airy living room with electric fireplace and deck access. Finishing off the interior of the home is one bedroom, a large 3-piece bathroom and laundry. Outside: the fenced and beautifully landscaped yard features a low maintenance deck & sidewalks, a gorgeous patio area, 10'x10' shed and raised garden boxes. Sunset Shores amenities include a clubhouse with heated swimming pool, gym, boat launch, an extensive trail system and pickle ball, tennis & basketball courts. Enjoy the benefits of resort living in this gated, lake side community.

Built in 2016

## **Essential Information**

MLS® # E4424024

Price \$275,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	533
Acres	0.04
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	101 53509 Rge Road 60
Area	Rural Parkland County
Subdivision	Sunset Shores
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 1H0

### Amenities

Features	Air Conditioner, Ceiling 10 ft., Deck, Dog Run-Fenced In, Front Porch, No Smoking Home, Patio, R.V. Storage
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### Interior

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

### Exterior

Exterior	Modular
Exterior Features	Beach Access, Boating, Fenced, Gated Community, Golf Nearby, Lake Access Property, Landscaped, No Back Lane, Paved Lane, Picnic Area, Public Swimming Pool, Treed Lot
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed	March 5th, 2025
Days on Market	54
Zoning	Zone 75
Condo Fee	\$2,474

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Listing information last updated on April 28th, 2025 at 8:17pm MDT