

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                91  
Zoning                              Zone 75  
Condo Fee                        \$2,050

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