

# **\$850,000 - 54 53004 Range Road 54a, Rural Parkland County**

MLS® #E4414461

**\$850,000**

3 Bedroom, 2.00 Bathroom, 998 sqft

Rural on 0.21 Acres

South Seba Beach, Rural Parkland County, AB

Your dream lake escape is now within reach! Imagine waking to the soft shimmer of sunlight dancing on the water and breathing in the morning stillness. Built in 2020 by T-Chuck Homes, this modern lake house is more than just a property, it's a lifestyle defined by serenity, adventure, and unparalleled comfort. Unobstructed views of the lake from the covered upper and lower decks stretch before you. Designed with both form and function in mind, the home is supported by a 2,000-gallon fresh water tank and a 2,000-gallon waste water tank, ensuring worry-free living at the water's edge. The outdoor enthusiast will be drawn to the 25 Porta Dock piers, each 16 feet long and 3 feet wide, which invite endless afternoons of swimming, fishing, and boating. An impressive 8,500-pound boat lift stands ready to launch your next aquatic adventure with ease. Whether you're hosting lively gatherings or savouring quiet moments with loved ones this property is an invitation to live fully, every single day.

Built in 2020

## **Essential Information**

MLS® #

E4414461



Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	998
Acres	0.21
Year Built	2020
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	54 53004 Range Road 54a
Area	Rural Parkland County
Subdivision	South Seba Beach
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2B0

### Amenities

Features	Deck, Front Porch, Patio, Vaulted Ceiling, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Lake Access Property, Lake View, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed November 23rd, 2024

Days on Market 267

Zoning Zone 93

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