

## **\$349,900 - 53206 Rge Road 55 A, Rural Parkland County**

MLS® #E4431828

**\$349,900**

2 Bedroom, 1.00 Bathroom, 536 sqft

Rural on 0.10 Acres

The Ridge (Parkland), Rural Parkland County,  
AB

Meticulously maintained park model home in THE RIDGE at PINERIDGE GOLF COURSE!!! This beautiful 2 bedroom home offers a stunning vaulted ceiling in the living area with loads of windows for plenty of natural light. Featuring central air conditioning... island in kitchen... all furniture included... lots of cabinetry... 2nd bedroom with double bunk... 3 pce bathroom plus a double garage that includes 2 rooms for added storage or potential for guest suite or 2nd kitchen. Condo fee of \$1,300 per year includes water and sewer, road maintenance and amenities. This gated community hosts a multitude of events for families, pickle ball court, tennis, volleyball, golfing events and so much more!!! A clubhouse for gatherings that includes showers and laundry facilities is just steps away. Perfect home for year round living or weekend get aways just minutes to lake Wabamun. This beauty is move in ready, all you need to do is pack your bags!!! Furniture, gazebo and patio furniture included!!! A must see!!!

Built in 2018

### **Essential Information**

MLS® # E4431828

Price \$349,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	536
Acres	0.10
Year Built	2018
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	53206 Rge Road 55 A
Area	Rural Parkland County
Subdivision	The Ridge (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2B0

### **Amenities**

Features	Air Conditioner, Club House, Deck, Gazebo, No Smoking Home, Party Room, Racquet Courts, Recreation Room/Centre, Vaulted Ceiling
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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	Fruit Trees/Shrubs, Gated Community, Golf Nearby, Landscaped, Playground Nearby, Private Setting
Construction	Modular
Foundation	Block

### **Additional Information**

Date Listed	April 19th, 2025
Days on Market	13
Zoning	Zone 93
Condo Fee	\$1,300

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