

# **\$259,900 - 222 53509 Rge Road 60, Rural Parkland County**

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MLS® #E4437477

**\$259,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.08 Acres

Sunset Shores, Rural Parkland County, AB

Who wouldn't want WATERFRONT PROPERTY to sit back, watch the sunsets & just slow down. With less Canadians traveling across the border & opting to vacation in Canada, now is your opportunity to own a slice of paradise without the travel, to use seasonally or full time! Only 45 west of Edmonton, offering pickleball/tennis courts, heated outdoor swimming pool, rec center, gym & media rm, public dock & private boat slips! This gorgeous 3434sq.ft lot has been professionally landscaped w/ extensive limestone boulders, retaining walls, stone steps, paving stones, 2 decks & a stunning pergola to sit & enjoy those sunny days in comfort. Enjoy the junipers, various perennials & flowering crab apple trees! There is also a custom bunkhouse w/ loft that can sleep up to 4 of your family/guests complete with an electric fireplace. This titled lot is separately metered with 50 AMP service, CITY WATER & hook up for sewer/septic. The high end 2019 Montana 5th wheel can be purchase as a package deal for an additional 56K.



## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4437477  |
| Price  | \$259,900 |

|           |                 |
|-----------|-----------------|
| Bathrooms | 0.00            |
| Acres     | 0.08            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 222 53509 Rge Road 60 |
| Area        | Rural Parkland County |
| Subdivision | Sunset Shores         |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 0B5               |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Gated Community, Golf Nearby, Lake Access Property, No Through Road, Public Swimming Pool, Recreation Use, Treed Lot |
|-------------------|----------------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Days on Market | 91             |
| Zoning         | Zone 75        |
| Condo Fee      | \$2,050        |

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Listing information last updated on August 18th, 2025 at 4:32pm MDT