

# **\$324,900 - 64 53206 Rge Road 55 A, Rural Parkland County**

MLS® #E4431828

**\$324,900**

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          | \$324,900              |
| 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     | 64 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 |
|----------|---------------------------------------------------------------------------------------------------------------------------------|

### 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 | 59               |
| Zoning         | Zone 93          |
| Condo Fee      | \$1,300          |

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Listing information last updated on June 16th, 2025 at 10:47pm MDT