

# **\$510,000 - 46 52515 Rge Road 52, Rural Parkland County**

MLS® #E4434813

**\$510,000**

3 Bedroom, 1.50 Bathroom, 1,968 sqft

Rural on 0.30 Acres

Sundance Meadows, Rural Parkland County, AB

Discover the ultimate lake retreat with this exceptional two-storey with walkout home, boasting lake views and thoughtfully designed outdoor spaces. Featuring three spacious bedrooms and two bathrooms, this home offers comfort and functionality at every turn. The vaulted ceilings and open-concept kitchen and living area on the upper floor create a bright and inviting atmosphere, perfect for entertaining or relaxing. Step outside and enjoy multiple decks tailored to suit every desire—whether it's basking in the sun, seeking shade, sitting out in the rain or taking in stunning lake views, there's a perfect spot for every moment. The unfinished walkout basement presents endless possibilities for customization, allowing you to create the ideal space to suit your needs. Kitchenette already in place. Completing this incredible property is a double detached garage, providing ample storage and convenience for vehicles, recreational gear, and more. Don't miss the chance to make this lake-view gem your own!

Built in 1992

## **Essential Information**



MLS® #	E4434813
Price	\$510,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,968
Acres	0.30
Year Built	1992
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	46 52515 Rge Road 52
Area	Rural Parkland County
Subdivision	Sundance Meadows
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2B0

### **Amenities**

Features	Deck, Lake Privileges, Vaulted Ceiling, HRV System
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### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Cul-De-Sac, Lake View, No Through Road
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 6th, 2025

Days on Market 44

Zoning Zone 93

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