

# \$424,900 - 53102 Rge Road 40, Rural Parkland County

MLS® #E4442557

**\$424,900**

2 Bedroom, 1.00 Bathroom, 629 sqft

Rural on 0.54 Acres

Moonlight Bay (Parkland), Rural Parkland County, AB

Lakefront Dream! Excellent opportunity to own a great property in Moonlight Bay. This prime 1/2 acre treed lot with lake access transports you away from the city into a tranquil setting with a quick commute from Edmonton for those weekend getaways. This property includes a 3-season cottage, drilled well, and dock. Keep it rustic or design your forever dream home - the potential is endless.

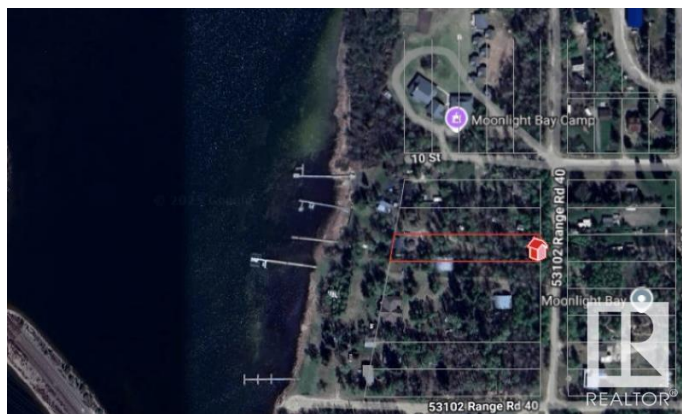
Built in 1963

## Essential Information

MLS® #	E4442557
Price	\$424,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	629
Acres	0.54
Year Built	1963
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

## Community Information

Address 53102 Rge Road 40



Area	Rural Parkland County
Subdivision	Moonlight Bay (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2Y0

### Amenities

Features	Fire Pit
----------	----------

### Interior

Heating	Wood Stove, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Lake Access Property, Lake View
Construction	Wood
Foundation	See Remarks

### Additional Information

Date Listed	June 15th, 2025
Days on Market	1
Zoning	Zone 93

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 4:47am MDT