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

MLS® #E4431828

### \$324,900

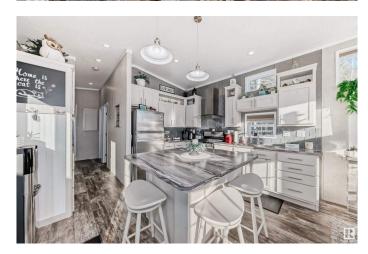
2 Bedroom, 1.00 Bathroom, 536 sqft Rural on 0.10 Acres

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 51

Zoning Zone 93 Condo Fee \$1,300

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