

\$275,000 - 319 53126 Rge Road 70, Rural Parkland County

MLS® #E4406593

\$275,000

1 Bedroom, 1.00 Bathroom, 541 sqft
Rural on 0.12 Acres

Trestle Creek Golf Resort, Rural Parkland County, AB

Year-round getaway in the private, gated community of Trestle Creek Golf Resort. This 540 square foot modular home features central air conditioning, 10 foot vaulted ceiling and a fantastic open concept floor plan. Bright living room with large south-facing windows, gourmet kitchen with eat-up peninsula, 3-piece bathroom and a cozy primary bedroom with washer & dryer. Outside, the beautifully landscaped yard boasts an oversized composite deck, concrete path leading to the circular firepit area and a 10x12 electric golf car garage. Located within the Tamaracks, an age restricted 50+ zone of Trestle Creek. The resort's amenities include an 18 hole championship golf course, a 9 hole par 3 course, waterpark, cable wakeboard park, beach, pickleball courts and 25 kms of walking trails. Located 45 minutes west of Edmonton with easy access to the Yellowhead Highway.

Built in 2016

Essential Information

MLS® #	E4406593
Price	\$275,000
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	541
Acres	0.12
Year Built	2016
Type	Rural
Sub-Type	Manufactured Home
Style	Modular Home
Status	Active

Community Information

Address	319 53126 Rge Road 70
Area	Rural Parkland County
Subdivision	Trestle Creek Golf Resort
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0S0

Amenities

Features	Air Conditioner, Ceiling 10 ft., Club House, Deck, Fire Pit, Front Porch, Lake Privileges, Patio, Recreation Room/Centre, Tennis Courts, Vaulted Ceiling
Parking Spaces	3

Interior

Heating	Forced Air-1, Propane
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, Corner Lot, Environmental Reserve, Gated Community, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Recreation Use, Private Park Access
Construction	Modular
Foundation	Block, Slab

Additional Information

Date Listed	September 16th, 2024
Days on Market	199
Zoning	Zone 90
Condo Fee	\$1,905

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