

# **\$619,000 - 49 53004 Rge Road 54 A, Rural Parkland County**

MLS® #E4414618

**\$619,000**

4 Bedroom, 2.00 Bathroom, 1,349 sqft

Rural on 0.20 Acres

South Seba Beach, Rural Parkland County, AB

LAKEFRONT VIEWS~FULLY DEVELOPED BASEMENT - located in the desirable South Seba Beach on Lake Wabamun, with amazing unobstructed lake views. Along 3 sides of the property are vacant county land where no development is permitted. Sizeable additions were added in 1991 including new roof, additional main floor space, concrete-poured basement, wrap-around deck, and heated double garage. More recent renovations include open-concept kitchen cabinets, quartz countertops, flooring, windows, bathroom fixtures, basement theatre room, hot tub, and shingles. Furnace and hot water tank have been updated. This home features 4 bedrooms, an office, theatre room and 2 full baths. Close to Pineridge golf course, Kokanee Springs driving range, restaurants, ATV trails, hiking, cross-country skiing and skidoo trails. This home is a four-season, winterized and well-insulated. Cozy and comfortable year-round and is a perfect winter and summer getaway or your full time home.

Built in 1980

## **Essential Information**

MLS® #

E4414618



Price	\$619,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,349
Acres	0.20
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	49 53004 Rge Road 54 A
Area	Rural Parkland County
Subdivision	South Seba Beach
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2B0

### Amenities

Features	Vaulted Ceiling
----------	-----------------

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Fruit Trees/Shrubs, Lake View, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	November 25th, 2024
-------------	---------------------

Days on Market 166

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 May 10th, 2025 at 8:02pm MDT