# \$299,000 - 704 53102 Range Road 40, Rural Parkland County

MLS® #E4420401

## \$299,000

2 Bedroom, 1.00 Bathroom, 614 sqft Rural on 0.20 Acres

Moonlight Bay (Parkland), Rural Parkland County, AB

Open concept log cabin built in 1964, has pine board walls and ceiling, and new vinyl flooring. Spacious 600 sq. ft. space includes 2 bedrooms, bathroom, and utility/storage room. Kitchen comes with fridge and new glass top stove. Large windows allow for lots of natural light. Wrap around partially covered deck with outdoor cooking area, includes double sink and hot/cold running water. Surrounded by mature trees, and a gravel fire pit area to enjoy long summer evenings. Renovated in 2018 to accommodate bathroom and new plumbing. Electric wiring on 60 amp panel, updated and inspected to meet current codes. On demand water heater and forced air furnace upgraded in 2018. Deck is 5 years old with black steel railings.

Built in 1964

## **Essential Information**

MLS® # E4420401 Price \$299,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 614







Acres 0.20

Year Built 1964

Type Rural

Sub-Type Cottage

Style Bungalow

Status Active

# **Community Information**

Address 704 53102 Range 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, Front Porch, Hot Water Natural Gas, Natural Gas BBQ Hookup

Interior

Heating Forced Air-1, Water

Stories 1

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood

Exterior Features Boating, Lake View, Landscaped

Construction Wood
Foundation Block

## **Additional Information**

Date Listed February 3rd, 2025

Days on Market 262

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 October 23rd, 2025 at 2:17pm MDT