

# \$424,900 - 1306 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

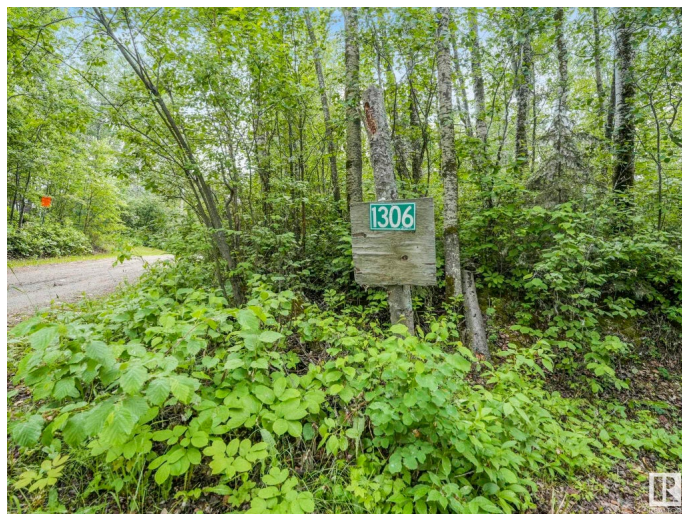
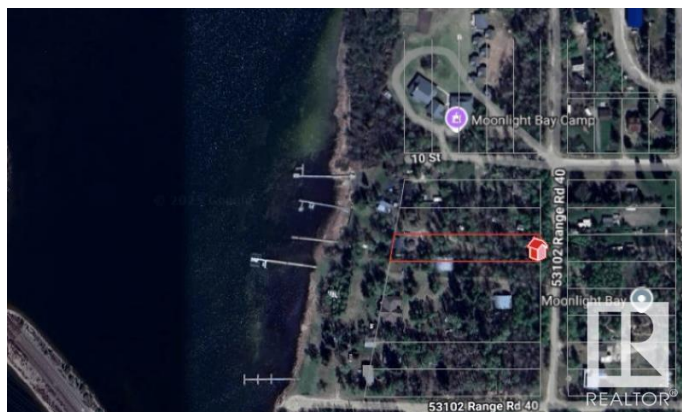
Lakefront Dream! Excellent opportunity to own a great property in Moonlight Bay. This prime 1/2 acre treed lot with lake access transports you away from the city into a tranquil setting with a quick commute from Edmonton for those weekend getaways. This property includes a 3-season cottage, drilled well, 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     | 1306 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         |

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Listing information last updated on June 16th, 2025 at 8:02pm MDT