

# \$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	208
Zoning	Zone 90
Condo Fee	\$1,905

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