

# **\$285,000 - 524 53126 Rge Road 70, Rural Parkland County**

MLS® #E4460870

**\$285,000**

1 Bedroom, 1.00 Bathroom, 610 sqft

Rural on 0.10 Acres

Trestle Creek Golf Resort, Rural Parkland County, AB

Are you ready for the vacation lifestyle, in one of a handful of 4-SEASON park models at the stunning Trestle Creek Golf Resort? This sunny unit, located in Phase 5 "Magnolia Hills, is turn-key & ready for its new owner! Outside, the beautifully landscaped & paved 45 x 100 ft lot features a fantastic 10'x14' storage shed for all your toys, side porch & firepit area. Step inside to find a spacious mudroom with plenty of storage. As you venture further into the home, you will find a 4-piece bath & the large primary bedroom - previously 2 bedrooms, which can be divided to suit your needs. The kitchen, with plenty of storage features a black appliance package including a gas range. The highlights of the main living space include soaring windows, high ceilings, a built-in buffet, cozy fireplace & a west facing sliding glass patio door. The year-round amenities and events at Trestle Creek are endless, from the Water Park, to the Walking Trails, to the Restaurant & Pro Shop "you'll love resort living!

Built in 2012

## **Essential Information**

MLS® # E4460870



|                |                        |
|----------------|------------------------|
| Price          | \$285,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 610                    |
| Acres          | 0.10                   |
| Year Built     | 2012                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 524 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, Fire Pit, Front Porch |
|----------|----------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Modular                                                                                                                                                         |
| Exterior Features | Flat Site, Gated Community, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, No Through Road, Playground Nearby, Private Fishing, Recreation Use |
| Construction      | Modular                                                                                                                                                         |
| Foundation        | Block, Concrete Perimeter                                                                                                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 90           |
| Condo Fee      | \$2,143           |

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Listing information last updated on October 15th, 2025 at 9:02am MDT