

# **\$359,900 - 251 53126 Rge Road 70, Rural Parkland County**

MLS® #E4435163

**\$359,900**

2 Bedroom, 1.00 Bathroom, 799 sqft

Rural on 0.11 Acres

Trestle Creek Golf Resort, Rural Parkland County, AB

DEAL ALERT!! Priced below replacement cost. Your perfect retreat at the prestigious, gated community of Trestle Creek Golf Resort awaits you! This stunning, move-in-ready, fully furnished 2 Bedroom 1 Bath park model home offers modern luxury, peaceful surroundings, and resort-style living all year round, just steps from world-class golfing, a private lake, and endless outdoor recreation. With comfort and luxury in mind, it is equipped with AC, 2 fireplaces, laundry, surround sound, SS appliances, wine/beverage cooler and much more. This home is set on an extremely sturdy foundation with 22 pilings, ensuring long-lasting stability. Enjoy the peaceful views of the rolling Magnolia Hills from the expansive maintenance-free deck - a 12' x 10' covered section for shaded relaxation, as well as a 26' x 12' uncovered area for soaking up the sun. The 9.5' x 15' shed can accommodate a golf cart, along with potential extra sleeping quarters. Plenty of room on this titled lot (45' x 110') which backs onto Hole 10.

Built in 2014

## **Essential Information**

MLS® #

E4435163



|                |                        |
|----------------|------------------------|
| Price          | \$359,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 799                    |
| Acres          | 0.11                   |
| Year Built     | 2014                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 251 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, Deck, Fire Pit, Lake Privileges, Parking-Visitor, Racquet Courts, Sunroom, Vinyl Windows, Wall Unit-Built-In |
|----------|---|

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Prefab   |
| Exterior Features | Gated Community, Golf Nearby, Landscaped, Paved Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Construction      | Prefab   |
| Foundation        | Piling   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 124           |
| Zoning         | Zone 90       |
| Condo Fee      | \$2,143       |

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Listing information last updated on September 9th, 2025 at 8:47am MDT