

# **\$369,900 - 251 53126 Rge Road 70, Rural Parkland County**

MLS® #E4435163

**\$369,900**

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**

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Price	\$369,900
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
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### 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 51

Zoning Zone 90

Condo Fee \$2,143

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Listing information last updated on June 28th, 2025 at 12:03am MDT