

# **\$944,900 - 16 53004 Rge Road 54a, Rural Parkland County**

MLS® #E4446143

**\$944,900**

3 Bedroom, 2.00 Bathroom, 1,370 sqft

Rural on 0.21 Acres

South Seba Beach, Rural Parkland County, AB

Your Forever Home on the Water Awaits. Rare lakefront bird haven blends year-round comfort with lakeside living. Nestled in South Seba Beach this 75' wide lakefront doubles space & privacy with adjoining reserve. North-facing wraparound deck delivers golden sunsets & tranquil mornings. W/ 2,400+ sq ft of finished living area, this vaulted-ceiling bungalow, designed for daily convenience, is bathed in light w/ skylights & expansive windows framing breathtaking views. Inside on the main, Maple Hardwood Flooring, primary bedroom with ensuite and laundry, with island kitchen & open layout make hosting effortless around a 3 sided fireplace. Fully finished 2 bedroom lower level w/ pool table, adds space for guests, hobbies & storage. Enjoy lush perennial gardens, a raspberry & garden patch, with new stairs to a dock-ready shoreline. Heated attached garage and 3 storage sheds provide room for projects, storage, tools & toys. This isn't just a retreat it's a forever home Where Every Season Feels Like a Vacation.

Built in 1992

## **Essential Information**



MLS® #	E4446143
Price	\$944,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,370
Acres	0.21
Year Built	1992
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	16 53004 Rge Road 54a
Area	Rural Parkland County
Subdivision	South Seba Beach
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 0B0

### Amenities

Features	Deck, Skylight, Vaulted Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Beach Access, Boating, Lake Access Property, Lake View, Park/Reserve, Recreation Use, Waterfront Property
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 5th, 2025

Days on Market                4

Zoning                            Zone 93

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Listing information last updated on July 9th, 2025 at 6:17pm MDT