# \$1,599,000 - 4 & 6 Sunshine Bay Road, Rural Parkland County

MLS® #E4424413

\$1,599,000

3 Bedroom, 2.00 Bathroom, 861 sqft Rural on 0.97 Acres

Sunshine Bay, Rural Parkland County, AB

Welcome to your private lakeside retreat at 4 & 6 Sunshine Bay Road! This double-lot property provides close to 1 acre of land with 150ft of pristine lakefront located along a large bay, a natural harbor, that provides calm waters and shelter from the wind. Enjoy the existing 3-bedroom home or build your dream cabin on the secondary lot and use it as a guest house! Built in 2007, this property boasts unparalleled storage options. The main floor features both a double garage and a large tandem style single garage with a 20ft ceiling and 16 ft tall overhead door. Both garages are heated with a convenient 3-pc bath allowing you to rinse off after a day on the beach or water. The upper floor consists of your living area with 3 bedrooms, a 4-pc bath, living room, dining room, and kitchen overlooking the lake from a beautiful vantage point. A large, covered deck allows you to spend time outside enjoying your surroundings. Sailing enthusiasts will love the close proximity to the Sunshine Bay Yacht Club





Built in 2007

#### **Essential Information**

MLS® # E4424413 Price \$1,599,000 Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 861

Acres 0.97

Year Built 2007

Type Rural

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 4 & 6 Sunshine Bay Road

Area Rural Parkland County

Subdivision Sunshine Bay

City Rural Parkland County

County ALBERTA

Province AB

Postal Code T0E 0V0

## **Amenities**

Features Deck, Detectors Smoke, Patio, See Remarks, Natural Gas BBQ Hookup

Interior

Heating In Floor Heat System, Natural Gas

Stories 2

Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Wood

Exterior Features Fruit Trees/Shrubs, Golf Nearby, Lake View, Landscaped, No Back

Lane, No Through Road, Private Fishing, Private Setting, Sloping Lot,

Treed Lot, Waterfront Property, See Remarks, Partially Fenced

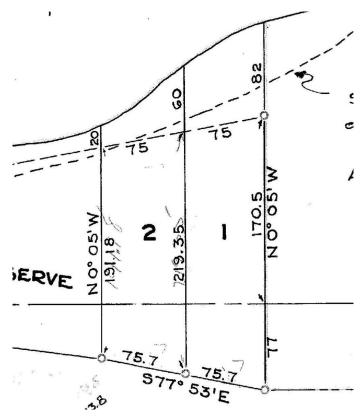
Construction Wood

Foundation Slab

#### **Additional Information**

Date Listed March 6th, 2025

Days on Market 160
Zoning Zone 93



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Listing information last updated on August 13th, 2025 at 12:18pm MDT