

Courtesy Of Shane Gwilliam Of Sable Realty

# \$189,900 - 53213a Highway 31, Rural Parkland County

MLS® #E4431303

**\$189,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.07 Acres

The Summit (Parkland), Rural Parkland County, AB

Welcome to Pineridge, an exclusive gated RV Community & Golf Resort located just 45 minutes West of Edmonton. Notice your stress start to melt away the minute you pull into this highly treed community. Lot is located in Phase 1 (The Summit) as well as in a very private cul-de-sac only feet from the golf course and offers partial golf course views. Site offers massive deck with black railings (some portion of lot uncovered/some shade via large gazebo, fire-pit area in the rear, and loads of storage in the shed. \*\*\*Also included in the sale is a 2015 Heartland Gateway 3650BH fifth wheel offering 5 slides and outdoor kitchen area, outdoor TV, and bathroom\*\*\*. Water and 50 amp power to lot. Location is ideal close to Seba Beach and Wabamun as well as being situated just south of Yellowhead (Highway 16) for quick and easy access. Golf course offers 12 holes and 4,212 total yards and on-site restaurant the 9 Iron Grill. Get away from the stress of the city and get out to the country



## Essential Information

MLS® #	E4431303
Price	\$189,900
Bathrooms	0.00

Acres	0.07
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	53213a Highway 31
Area	Rural Parkland County
Subdivision	The Summit (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2B0

### Exterior

Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Low Maintenance Landscape, No Back Lane
-------------------	---

### Additional Information

Date Listed	April 17th, 2025
Days on Market	60
Zoning	Zone 93
Condo Fee	\$117

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 10:32pm MDT