

# \$299,000 - 704 53102 Range Road 40, Rural Parkland County

MLS® #E4420401

**\$299,000**

2 Bedroom, 1.00 Bathroom, 614 sqft

Rural on 0.20 Acres

Moonlight Bay (Parkland), Rural Parkland County, AB

Open concept log cabin built in 1964, has pine board walls and ceiling, and new vinyl flooring. Spacious 600 sq. ft. space includes 2 bedrooms, bathroom, and utility/storage room. Kitchen comes with fridge and new glass top stove. Large windows allow for lots of natural light. Wrap around partially covered deck with outdoor cooking area, includes double sink and hot/cold running water. Surrounded by mature trees, and a gravel fire pit area to enjoy long summer evenings. Renovated in 2018 to accommodate bathroom and new plumbing. Electric wiring on 60 amp panel, updated and inspected to meet current codes. On demand water heater and forced air furnace upgraded in 2018. Deck is 5 years old with black steel railings.

Built in 1964

## Essential Information

MLS® #	E4420401
Price	\$299,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	614



Acres	0.20
Year Built	1964
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

### Community Information

Address	704 53102 Range Road 40
Area	Rural Parkland County
Subdivision	Moonlight Bay (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2Y0

### Amenities

Features	Fire Pit, Front Porch, Hot Water Natural Gas, Natural Gas BBQ Hookup
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### Interior

Heating	Forced Air-1, Water
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Boating, Lake View, Landscaped
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	February 3rd, 2025
Days on Market	85
Zoning	Zone 93

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