

# \$155,000 - #305 53102 Rge Road 40, Rural Parkland County

MLS® #E4438966

**\$155,000**

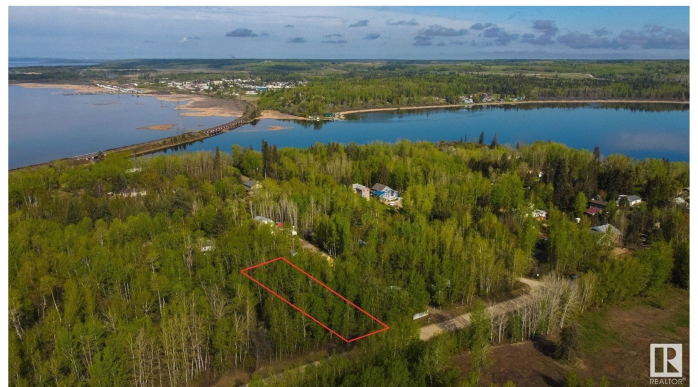
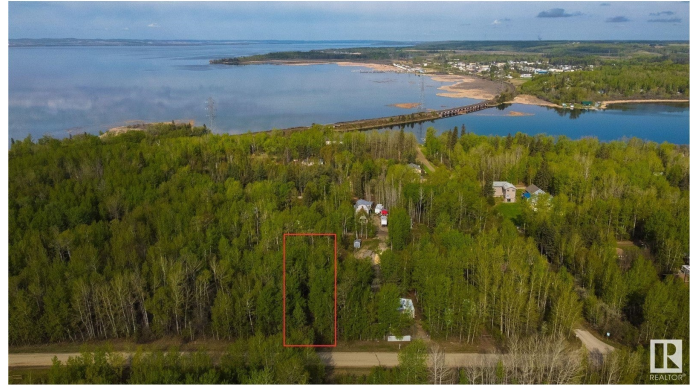
0 Bedroom, 0.00 Bathroom,  
Vacant Land on 0.38 Acres

Moonlight Bay (Parkland), Rural Parkland County, Alberta

Come live by the lake! This 0.38 acre lot in Moonlight Bay is fully treed, and offers you the chance to develop it to your tastes with no architectural controls! Due to its convenient DOUBLE-LOT location, the potential exists for multiple access points onto the property depending on your vision. Whether you choose to keep the lot treed, or clear it all away – the choice here is yours. Wabamun Lake offers endless recreational opportunities which include fishing, ice fishing, swimming, watersports, sailing, sledding, & cross-country skiing – you name it, you can do it here. The shores of the lake are just a few steps away, while the provincial boat launch is conveniently located just down the road. With easy access to Hwy 16, this lot is only 20 mins from Spruce Grove & 35 mins from Edmonton’s city limits on PAVED roads, making it the perfect spot for a weekend escape or vacation retreat. (id:6289)

## Essential Information

|           |             |
|-----------|-------------|
| Listing # | E4438966    |
| Price     | \$155,000   |
| Bathrooms | 0.00        |
| Acres     | 0.38        |
| Type      | Vacant Land |



## Community Information

Address #305 53102 Rge Road 40  
Subdivision Moonlight Bay (Parkland)  
City Rural Parkland County  
Province Alberta  
Postal Code T0E2K0

## Amenities

Amenities Park  
Features Private setting, Treed, See remarks, Ravine, Flat site, Recreational  
View Ravine view

## Listing Details

Listing Office RE/MAX PREFERRED CHOICE



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