

# **\$155,000 - 304 53102 Rge Road 40, Rural Parkland County**

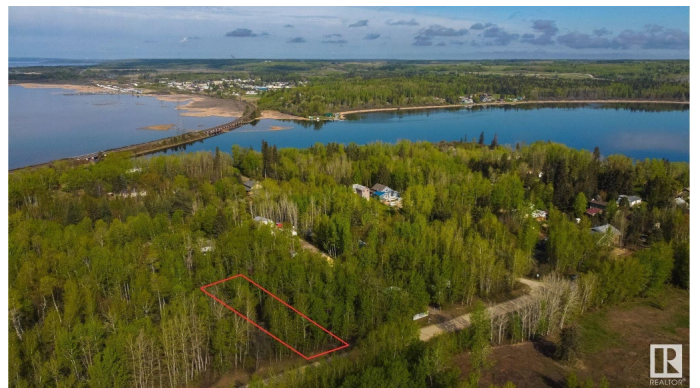
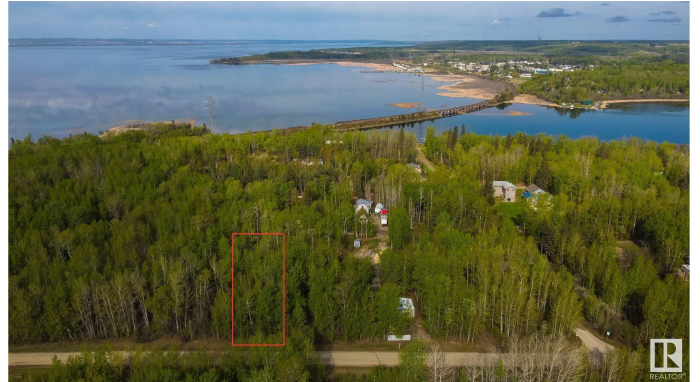
MLS® #E4438963

**\$155,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.38 Acres

Moonlight Bay (Parkland), Rural Parkland County, AB

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.



## **Essential Information**

MLS® #	E4438963
Price	\$155,000
Bathrooms	0.00
Acres	0.38

Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	304 53102 Rge Road 40
Area	Rural Parkland County
Subdivision	Moonlight Bay (Parkland)
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2K0

### Exterior

Exterior Features	Backs Onto Park/Trees, Boating, Flat Site, Private Setting, Ravine View, Recreation Use, Treed Lot, See Remarks
-------------------	---

### Additional Information

Date Listed	May 28th, 2025
Days on Market	22
Zoning	Zone 93

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 19th, 2025 at 6:32am MDT