

# \$925,000 - 22 Sunnyside Road, Parkland Beach

MLS® #A2236016

**\$925,000**

4 Bedroom, 4.00 Bathroom, 1,273 sqft

Residential on 0.47 Acres

NONE, Parkland Beach, Alberta

A Parkland Beach Acreage with all the extras. This 3 year old home will fill everyone's requirements. From the wrap around covered deck, to the beautiful open floor plan, to the fully finished basement, to the oversized heated attached garage, to the 39 X 26 dream shop complete with a finished suite upstairs. And all next door to the lake. Main floor features include state of the art ICF insulated exterior walls (basement to roof), a large living room adjacent to a dining area and next to an eat in bar and country style kitchen with updated cupboards and storage. Other features include upgraded windows throughout, top of the line laminate and vinyl plank flooring, a vaulted ceiling and underfloor heat powered by a Navien Heating system. The master suite and additional office/bedroom round out the main floor along with the attached 30 X 24 garage. The basement is finished with a super-sized family room, a games room and 1 large bedroom, plus of course a full bath. Outside you'll find an abundance of privacy, fruit trees and lawn along with the featured Dream Shop. This 39 X 26 ft shop has its own heating and plumbing with custom crafted cupboards and storage. Again as in the home underfloor radiant heat keeps things very comfortable. The full opening overhead door could provide extra vehicle protection if required. Upstairs is fully developed and could be used as a guest suite, with living room "fridge & microwave and 3 pce bath. If you are looking for an



acreage with and exceptional home, garage, grounds and shop this is it.

Built in 2021

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2236016                         |
| Price          | \$925,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 1,273                            |
| Acres          | 0.47                             |
| Year Built     | 2021                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 22 Sunnyside Road |
| Subdivision | NONE              |
| City        | Parkland Beach    |
| County      | Ponoka County     |
| Province    | Alberta           |
| Postal Code | T0C 2J0           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry                        |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Tankless Water Heater, Washer/Dryer, Window Coverings |
| Heating           | In Floor, Hot Water, Natural Gas, See Remarks   |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Covered Courtyard, Fire Pit, Garden, Private Entrance, Private Yard, Rain Gutters                       |
| Lot Description   | Few Trees, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Lawn, Private, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Silent Floor Joists, Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)                          |
| Foundation        | ICF Block   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 5              |
| Zoning         | CR             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Sutton Landmark Realty |
|----------------|------------------------|

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