

\$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/Sunnyside Acreage with all the extras. This 2.5 year old home will fill everyone's requirements - a wrap-around covered deck, a beautiful open floor plan with a lake view, a fully finished basement and an oversized heated attached garage. There is also a 40 X 26 workshop that would fill any hobbyist's dreams. The workshop is topped with a finished suite upstairs (the ultimate guest suite for peace and privacy). And all with in walking distance of Gull Lake Public Beach.

The main floor includes a large living room that looks out at the lake, an adjacent dining area that is open to the eat-in bar and country style kitchen with top of the line cabinetry and storage. The master suite and a private office space round out the main floor, along with the attached 30 X 24 garage. Other features of this home include high-quality (triple glazed) windows throughout, premium vinyl plank flooring, a vaulted ceiling and in-floor radiant heat powered by a state of the art Navien Heating system. The basement is finished with a super-sized family room, a large bedroom, a bonus room, and a full bath. Outside you'll find privacy, mature fruit trees and an established lawn. The 40 x 26 hobby workshop has its own in-floor heating system ensuring that it's a cozy workspace year-round. It includes an abundance of custom-crafted cabinets and storage, and the full opening overhead door



can provide an additional heated parking space in the colder months. Above the workshop is a fully developed space that could be used as a guest suite. It has a living room, breakfast bar (cabinets, counter, fridge, and microwave), a bedroom and 3-piece bath. If you are looking for an acreage with an exceptional home, garage, grounds and shop - this is it.

Built in 2023

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 | 2023 |
| 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 Garden, Private Entrance, Private Yard, Rain Gutters, Covered Courtyard, Fire Pit

Lot Description Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Lawn, Private, Rectangular Lot, Few Trees

Roof Asphalt Shingle

Construction ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame, Silent Floor Joists

Foundation ICF Block

Additional Information

Date Listed July 2nd, 2025

Days on Market 32

Zoning CR

Listing Details

Listing Office Sutton Landmark Realty

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