

# \$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 35

Zoning CR

## Listing Details

Listing Office Sutton Landmark Realty

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