

# **\$450,000 - 300 Valking Road, Rural Lac Ste. Anne County**

MLS® #E4427798

**\$450,000**

1 Bedroom, 2.00 Bathroom, 1,607 sqft

Rural on 0.64 Acres

West Cove, Rural Lac Ste. Anne County, AB

This beautiful LOG home awaits you here in the Summer Village of West Cove. Situated on just over half an acre, this uniquely-designed property features a wrap-around deck with doors & windows throughout, offering natural light & views from every vantage point. The interior showcases an open layout, vaulted ceilings, in-floor heat, 2 living rooms (one of which has a cozy wood burning stove), a great kitchen with center island, built-in appliances & separate dinette, a king-sized owner's suite with 4pc ensuite, a finished basement, and ICF foundation. Outside you'll find raised planters, mature trees & shrubs, and the quaintest little 350 sqft cabin highlighting a kitchen, bed, & 3pc bath – perfect for guests or family! Whether you're a watersport enthusiast or enjoy the more peaceful sounds of nature, all are available to you here on the southern shores of Lac Ste. Anne!

Built in 2009

## **Essential Information**

MLS® #	E4427798
Price	\$450,000
Bedrooms	1
Bathrooms	2.00



Full Baths	2
Square Footage	1,607
Acres	0.64
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	300 Valking Road
Area	Rural Lac Ste. Anne County
Subdivision	West Cove
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A2

### Amenities

Features	Deck, Front Porch, Guest Suite, Lake Privileges, No Smoking Home, Parking-Extra, R.V. Storage, Vaulted Ceiling, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Recreation Use, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter, Insulated Concrete Form

### Additional Information

Date Listed	March 27th, 2025
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Days on Market 91

Zoning Zone 71

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