

# \$139,900 - 4 2306 Twp Road 540, Rural Lac Ste. Anne County

---

MLS® #E4433178

**\$139,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 2.06 Acres

Heather Downs, Rural Lac Ste. Anne County,  
AB

Discover the perfect spot to build your dream home on this 2+ acre treed lot, ideally situated just off Highway 43 and Township Road 540 – west of Edmonton. Conveniently located near Stony Plain & Spruce Grove, you'll enjoy easy access to shopping, services, & a four-lane highway for an effortless commute. This property, labeled as Lot 30 on the subdivision map, has already been brushed & cleared for a future home, with the potential for a walk-out design. The lot sides onto tranquil greenspace and ponds to both the north & south, providing privacy, beautiful natural surroundings, & plenty of space to explore. Features include: Possible walk-out basement potential, Surrounded by newer homes in a growing subdivision, Lot appears surveyed at the rear, Family-friendly environment – catch frogs with the kids in the nearby ponds! This is a wonderful opportunity to set down roots in a peaceful, natural setting with all the benefits of nearby amenities. Don't miss your chance to build your ideal lifestyle here!



## Essential Information

MLS® #	E4433178
Price	\$139,900

Bathrooms	0.00
Acres	2.06
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	4 2306 Twp Road 540
Area	Rural Lac Ste. Anne County
Subdivision	Heather Downs
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

### Exterior

Exterior Features   Environmental Reserve, No Back Lane, Not Landscaped, Stream/Pond

### Additional Information

Date Listed	April 28th, 2025
Days on Market	64
Zoning	Zone 70

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 July 1st, 2025 at 6:32am MDT