

# **\$899,900 - 54431 Ste Anne Trail, Rural Lac Ste. Anne County**

MLS® #E4434356

**\$899,900**

7 Bedroom, 5.00 Bathroom, 3,082 sqft

Rural on 27.67 Acres

None, Rural Lac Ste. Anne County, AB

OUT OF SUBDIVISION 27.67 acre property overlooking the shores of Lac Ste. Anne. DEVELOPMENT POTENTIAL! This 1 owner custom built home offers 4 bedrooms, 4 baths, open concept kitchen/living room w/soaring 18' ceilings, a den & formal dining room overlooking the lake, main floor laundry/mudroom, primary suite w/garden door leading to an attached gazebo, ensuite w/ separate shower & clawfoot tub, a HUGE loft family room w/garden doors leading to a balcony, guest suite w/ensuite, 99% finished basement (3 beds & 4 pce bath) COLD ROOM & MUCH MORE! The triple attached garage has a 10' door, a mezzanine for TONS of extra storage as well as a separate office w/ 2 piece bath. Outside, there's a total of more than 1000 sq ft decking, a landscaped yard w/ COTTAGE (needs TLC) & a 24 x 54.5 detached garage. Trails throughout the acreage, ROAD ACCESS ON 3 SIDES (OWNED easement road!) & only the front few acres developed, this little piece of paradise offers incredible potential! MUST BE SEEN TO BE FULLY APPRECIATED!

Built in 1996

## **Essential Information**



MLS® #	E4434356
Price	\$899,900
Bedrooms	7
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	3,082
Acres	27.67
Year Built	1996
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	54431 Ste Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### Amenities

Features	Closet Organizers, Deck, Dog Run-Fenced In, Fire Pit, Front Porch, Gazebo, Hot Water Natural Gas, Parking-Extra, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Boating, Fruit Trees/Shrubs, Golf Nearby, Lake Access

Property, Lake View, Landscaped, Private Setting, Recreation Use, Rolling Land, Schools, Shopping Nearby, Subdividable Lot, See Remarks

Construction Wood  
Foundation Concrete Perimeter

**Additional Information**

Date Listed May 3rd, 2025  
Days on Market 36  
Zoning Zone 70

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