

Courtesy Of Lindsay Mercer Of The Good Real Estate Company

# **\$499,000 - 96 4418 Hwy 633, Rural Lac Ste. Anne County**

MLS® #E4438950

**\$499,000**

2 Bedroom, 2.00 Bathroom, 1,611 sqft

Rural on 0.49 Acres

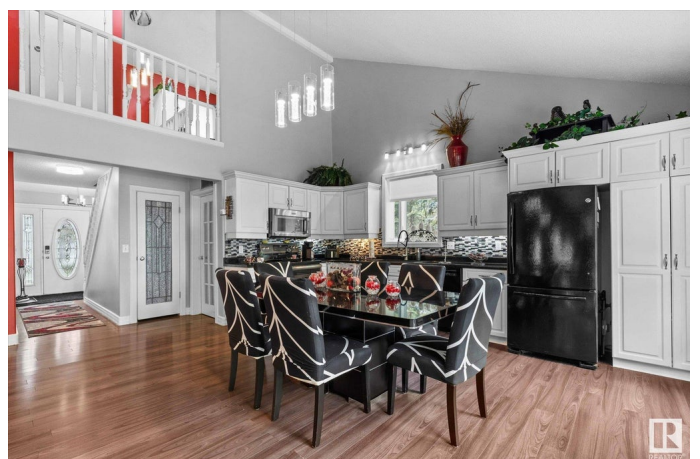
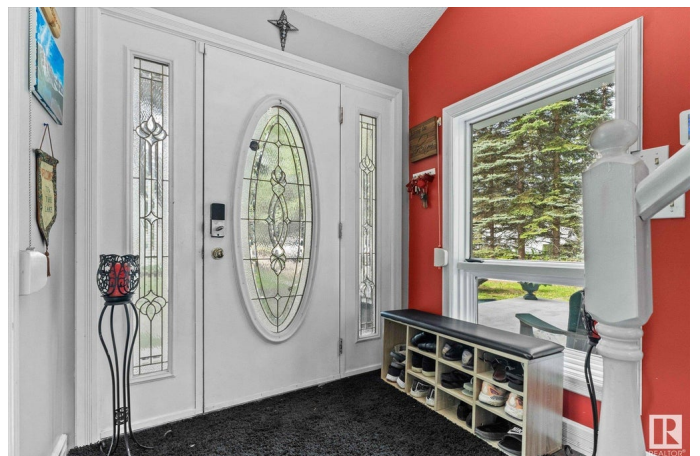
Birchwood Estates, Rural Lac Ste. Anne County, AB

WOW - welcome to Lake Life in beautiful Birchwood Estates on Lac Ste Anne! This lakefront property is a spectacular setting for year-round retreat living, or as a weekend property for the entire family. The main house has had many updates throughout the years and has two primary bedrooms, two renovated bathrooms, an office space and open concept living room, dining room and kitchen with sweeping views of the back property and lake. Gorgeous wrap around Duradeck with glass railing and sunken hot tub leads to the above ground pool, gazebo, play structure and large fire pit area. Two guest cottages are serenely tucked behind the triple car garage with separate overhead loft for extra beds or rec room, PLUS a crawl space for tons of storage. All furnishings and implements are negotiable to truly make this a turn key property. Mature trees, gorgeous gardens + perennials everywhere, this property is the oasis you've been waiting for! Only 45 minutes west from the outskirts of Edmonton.

Built in 1991

## **Essential Information**

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Price	\$499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,611
Acres	0.49
Year Built	1991
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	96 4418 Hwy 633
Area	Rural Lac Ste. Anne County
Subdivision	Birchwood Estates
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0L0

### Amenities

Features	Closet Organizers, Deck, Exterior Walls- 2"x6"
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Landscaped, Private Setting, Treed Lot, Waterfront Property
Construction	Wood
Foundation	Piling, Preserved Wood

### Additional Information

Date Listed	May 28th, 2025
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Days on Market 32

Zoning Zone 71

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Listing information last updated on June 29th, 2025 at 6:47pm MDT