

# **\$435,900 - 110 3510 Ste. Anne Trail, Rural Lac Ste. Anne County**

MLS® #E4444334

**\$435,900**

2 Bedroom, 2.00 Bathroom, 1,173 sqft

Rural on 1.24 Acres

LSAS, Rural Lac Ste. Anne County, AB

Nestled within the serene community of Lac Ste Anne, this 2-bedroom, 2-bathroom home offers a tranquil escape from the ordinary. Crafted in 2016 on a secluded treed lot, this residence exudes modern charm while harmonizing with its natural surroundings. The basement stands as a blank canvas awaiting your creative touch, promising endless possibilities. Embraced by picturesque landscapes sprawled over 1.24 acres, discover three charming outbuildings that enhance the allure of this property. A majestic 130' drilled well and new septic system ensure seamless functionality while a large wood stove radiates warmth and comfort throughout. Efficiency meets elegance with the newly installed high-efficient propane furnace in 2022 alongside a spacious 2000-gallon septic tank for added convenience. Each building boasts durable metal roofing to withstand nature's whims while an inviting fire pit area beckons gatherings under starlit skies with concrete picnic table pad. Minutes away from Alberta Beach.

Built in 1997

## **Essential Information**

MLS® #                      E4444334



Price	\$435,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,173
Acres	1.24
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	110 3510 Ste. Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	LSAS
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0S0

### **Amenities**

Features	See Remarks
----------	-------------

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed June 23rd, 2025

Days on Market 13

Zoning Zone 71

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 6th, 2025 at 4:02am MDT