

\$134,900 - 4 2306 Twp Road 540, Rural Lac Ste. Anne County

MLS® #E4450153

\$134,900

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® # | E4450153 |
| Price | \$134,900 |

| | |
|-----------|-----------------|
| 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 | July 29th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 70 |

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Listing information last updated on July 31st, 2025 at 3:33pm MDT