

# **\$365,000 - 104 54425 Ste. Anne Trail, Rural Lac Ste. Anne County**

MLS® #E4440043

## **\$365,000**

2 Bedroom, 1.00 Bathroom, 969 sqft

Rural on 1.58 Acres

Lakeview Place, Rural Lac Ste. Anne County, AB

Total serenity awaits you in this beautifully maintained lake house by Moduline Homes. Large lot with double detached garage, work shed, wood shed, container shed and enchanting landscaping. House has a large deck (12'x33') running along almost entire front of the building and covered in part by large retractable panels awning. Gorgeous interior with abundance of elegant cabinetry, newer appliances, large windows, skylight over kitchen, vinyl flooring, and wood burning stove. Drilled well, two septic tanks, propane tank for your current furnace or natural gas line ready for you to switch. There is also a possibility to acquire adjacent lot.

Built in 2016

## **Essential Information**

MLS® #	E4440043
Price	\$365,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	969
Acres	1.58
Year Built	2016



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	104 54425 Ste. Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	Lakeview Place
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### Amenities

Features	Deck, Detectors Smoke, Fire Pit, Parking-Extra, R.V. Storage, Skylight, Workshop
----------	--

### Interior

Heating	Forced Air-1, Propane, See Remarks
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped, No Back Lane
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	60
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 August 2nd, 2025 at 8:32am MDT