

# **\$315,000 - 29 54104 Rge Road 35, Rural Lac Ste. Anne County**

MLS® #E4440162

**\$315,000**

2 Bedroom, 2.00 Bathroom, 1,399 sqft

Rural on 3.02 Acres

Johnson Park, Rural Lac Ste. Anne County, AB

Looking for the perfect start to acreage ownership? This well-kept 2 bed, 2 bath Ridgewood modular sits on a beautiful 3-acre parcel, surrounded by trees and nature. Inside, the home is dated but clean and all it needs is your personal cosmetic touch. Recent updates include a brand new stove, washer, water distiller, new shingles, a rebuilt furnace with a new thermostat, and a new septic tank. The property is fully equipped for comfortable acreage living, featuring a 22x34 heated and insulated garage with a 240 volt outlet, two 10x16 sheds, a 10x20 tent garage, plus a planted garden and greenhouse. Essential maintenance items negotiable. Whether you're ready to enjoy it as is or looking for the ideal spot to build your future dream home, this one is worth a look!

Built in 1991

## **Essential Information**

MLS® #	E4440162
Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,399
Acres	3.02
Year Built	1991
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	29 54104 Rge Road 35
Area	Rural Lac Ste. Anne County
Subdivision	Johnson Park
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A1

### Amenities

Features	Deck, Front Porch, Workshop
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### Interior

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

### Exterior

Exterior	Modular
Exterior Features	Fenced, Treed Lot, Vegetable Garden
Construction	Modular
Foundation	Concrete Perimeter, Wood

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	14
Zoning	Zone 70

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Listing information last updated on June 17th, 2025 at 4:02am MDT