

# **\$579,000 - #6 Horseshoe Crescent, Rural Lac Ste. Anne County**

MLS® #E4440291

**\$579,000**

3 Bedroom, 2.00 Bathroom, 1,590 sqft

Rural on 0.82 Acres

Birch Cove, Rural Lac Ste. Anne County, AB

Welcome to S.V. of Birch Cove! This home is both wonderful for year around living as well as recreational use. Entering the home through the rear entrance you are greeted by an oversized mudroom complete with laundry area and ample storage! The home features three large bedrooms, one of which is the master bedroom w/ huge ensuite and walk in closet. The family bathroom is spacious and well designed offering plenty of storage. The great room has soaring vaulted ceilings, a cozy fireplace in the living room, a dream of a kitchen and lovely dinning area! The entire space is flooded in natural light year around! During the summer months there is a MASSIVE wrap around deck for you and yours to enjoy!! Also on the property are an oversized double garage that's heated and insulated, fully self contained and functioning outhouse, storage shed, amazing firepit area and a cozy bunk house! All building have power running to them! Down at the beach there are pickle ball courts, basketball,docks and clubhouse too!!

Built in 2013

## **Essential Information**

MLS® #

E4440291



Price	\$579,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,590
Acres	0.82
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	#6 Horseshoe Crescent
Area	Rural Lac Ste. Anne County
Subdivision	Birch Cove
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### Amenities

Features	Deck, Fire Pit, No Smoking Home, Vaulted Ceiling
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Boating, Lake Access Property, Landscaped, Park/Reserve
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 4th, 2025

Days on Market 13

Zoning Zone 72

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Listing information last updated on June 17th, 2025 at 6:02am MDT