

# **\$150,000 - 10 53515 Rge Road 45, Rural Lac Ste. Anne County**

MLS® #E4440915

**\$150,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 3.43 Acres

Rolling Woods Estates, Rural Lac Ste. Anne County, AB

**ROLLING WOODS ESTATES ACREAGE!**  
3.43 Acres. Approximately 50% cleared and 50% Treed. Residential or Recreation? You decide! The front part is fairly flat and would make a wonderful building site. There are a few accessory buildings and an area for a firepit. The rear portion has rolling hills of green grass that could be used for recreation or just to enjoy the view. Power has been installed well back into the property. (Likely where a future building may be placed). Natural gas is at the property line. There are two buildings there for storage. Very quiet acreage without any unwanted noise, except maybe the sound of birds and wildlife. Over the years, the owners have stored recreational vehicles, their own and helped friends without any incidents of vandalism or theft. It's an isolated spot with great access to Hwy 16! Approx 10 minutes. Great place for a weekend retreat or good quality of life. There are a number of full time residents living in the subdivision. Restrictive Covenant in place.

## **Essential Information**

MLS® #	E4440915
Price	\$150,000



Bathrooms	0.00
Acres	3.43
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	10 53515 Rge Road 45
Area	Rural Lac Ste. Anne County
Subdivision	Rolling Woods Estates
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0L0

### Exterior

Exterior Features    Treed Lot, See Remarks

### Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	Zone 70

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Listing information last updated on June 17th, 2025 at 3:17pm MDT