

# **\$599,000 - 27 4021 Twp Road 540, Rural Lac Ste. Anne County**

MLS® #E4442645

**\$599,000**

2 Bedroom, 2.00 Bathroom, 2,468 sqft

Rural on 4.20 Acres

West Lakes Estate, Rural Lac Ste. Anne County, AB

Experience the TRANQUILITY of country living in this fully accessible, single-level bungalow featuring 2 bed|2bath, set on a private 4.2-acre lot & positioned just minutes from several other lakes. This 2,468 square foot home boasts a bright, open layout designed to maximize natural light, w/windows positioned to capture light from every angle. The great room impresses w/soaring 16-foot vaulted ceilings & a notable stone faced double-sided gas FP. The expansive designer kitchen is equipped w/up to 18 drawers, SS appliances, gas stove & built in oven, & a solar tube light, all this is complemented by a built-in wet bar w/a secondary gathering space adjacent the great room. The massive primary suite includes a luxurious five-piece ensuite, w/an additional 3 piece guest bath. The beautifully landscaped grounds provide breathtaking panoramic vistas. Additionally, the property includes a triple detached garage, providing ample space for vehicles & storage. 30AMP setup for visiting R.V.s. Comes w/Drilled Well.

Built in 2009

## **Essential Information**

MLS® #

E4442645



Disclaimer: Property lines shown are approximate and for illustrative purposes only. This is not a legal survey.



|                |                        |
|----------------|------------------------|
| Price          | \$599,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,468                  |
| Acres          | 4.20                   |
| Year Built     | 2009                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 27 4021 Twp Road 540       |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | West Lakes Estate          |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0A1                    |

### Amenities

|          |                                                                                              |
|----------|----------------------------------------------------------------------------------------------|
| Features | Bar, Ceiling 10 ft., Parking-Extra, Patio, Vaulted Ceiling, Wet Bar, See Remarks, HRV System |
|----------|----------------------------------------------------------------------------------------------|

### 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 | Flat Site, Landscaped, No Back Lane, Not Fenced, Private Setting, Treed Lot, See Remarks |
| Construction      | Wood                                                                                     |
| Foundation        | Concrete Perimeter                                                                       |

**Additional Information**

Date Listed                June 16th, 2025  
Days on Market        51  
Zoning                    Zone 70

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