

# **\$300,000 - 5 54228 Rge Road 12, Rural Lac Ste. Anne County**

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MLS® #E4455857

**\$300,000**

3 Bedroom, 1.50 Bathroom, 1,080 sqft

Rural on 3.01 Acres

Eagle Ridge (Lac Ste. Anne), Rural Lac Ste. Anne County, AB

Escape to a Cozy & Cute home situated on 3 acres backing onto your private ravine. This updated home has a eat in kitchen with newer appliances, large living room with views of the surrounding landscape. There are three bedrooms with the primary having a handy two piece en-suite bath & two matching wardrobes for closets. The 2nd bedroom is ideal for an office or guest bedroom and there is a modern four piece bath servicing the home as well. There is a 10x30 addition used as a bedroom or can be used for your specific needs. The home has undergone several updates with an all newer exterior, a great front deck for entertaining & sunsets & updated flooring throughout the home, updated furnace & newer hot water tank as well. There are two large sheds included to accommodate storage. The setting offers an ideal opportunity for future rebuilding with fantastic views of the ravine. The location provides quick access to Stony Plain St. Albert & Spruce Grove. Chickakoo is only a few minutes as way as well.

Built in 1979

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4455857               |
| Price          | \$300,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,080                  |
| Acres          | 3.01                   |
| Year Built     | 1979                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 5 54228 Rge Road 12         |
| Area        | Rural Lac Ste. Anne County  |
| Subdivision | Eagle Ridge (Lac Ste. Anne) |
| City        | Rural Lac Ste. Anne County  |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T0E 1V2                     |

### Amenities

|          |                                                                                                     |
|----------|-----------------------------------------------------------------------------------------------------|
| Features | Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Patio |
|----------|-----------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Creek, Environmental Reserve, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Ravine View, Partially Fenced |
| Foundation        | See Remarks                                                                                                               |

### Additional Information

Date Listed September 3rd, 2025

Days on Market 15

Zoning Zone 70

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