

\$99,000 - N/A, Rural Lac Ste. Anne County

MLS® #E4464419

\$99,000

2 Bedroom, 0.00 Bathroom, 413 sqft
Rural on 0.28 Acres

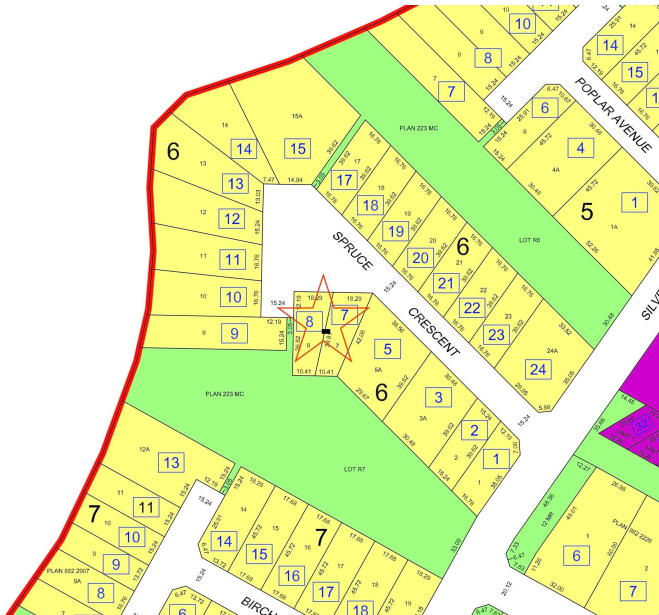
Silver Sands, Rural Lac Ste. Anne County, AB

This is the opportunity you've been waiting for. Secure a rare double lot (7 & 8 Spruce Crescent) in peaceful Silver Sands & build the custom lake house you've always dreamed of, perfectly designed to capture potential lake views. Expansive ~0.276-acre property (~1,119.48 sqm) is the ideal building site. The most significant hurdle is cleared: gas and electricity are already on the property, saving you time & expense. The size provides unmatched design flexibility, privacy, & ample room for a garage, RV parking, or spacious outdoor living. The location is pure lake life—just a short walk to the boat launch & the Silver Sands Golf Course. At only 50 minutes from West Edmonton/St. Albert, it's an effortless escape from the city. An existing 2-bed "as-is" cottage is on the property, perfect to use as a basecamp while you finalize blueprints, or to be removed for a completely clean slate. This is your blank canvas. Start designing your future! Pls review Silver Sands bylaws for building requirements.

Built in 1957

Essential Information

MLS® #	E4464419
Price	\$99,000
Bedrooms	2



Bathrooms	0.00
Square Footage	413
Acres	0.28
Year Built	1957
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

Community Information

Address	N/A
Area	Rural Lac Ste. Anne County
Subdivision	Silver Sands
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0V0

Amenities

Features	Off Street Parking
Parking Spaces	5

Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Lake Access Property, Lake View, No Back Lane, Playground Nearby
Construction	Wood
Foundation	Block

Additional Information

Date Listed	November 1st, 2025
Days on Market	14
Zoning	Zone 75

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Listing information last updated on November 15th, 2025 at 4:47pm MST