

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

\$995,000 - 31 55101 Ste. Anne Trail, Rural Lac Ste. Anne County

MLS® #E4417506

\$995,000

3 Bedroom, 2.50 Bathroom, 3,061 sqft

Rural on 0.20 Acres

Estates At Waters Edge, Rural Lac Ste. Anne County, AB

LAKEFRONT ON THE LARGEST LOT IN THE COMMUNITY, FEATURING 3 BEDS UPSTAIRS + BONUS ROOM, TRIPLE ATTACHED GARAGE & 76 FEET OF WATERFRONT! Welcome to the Estates at Waters Edge, with year around gated living & amenities such as a community dock with private slips, pool, gym & community centre. This home is a must see, you will fall in love with the finishings, beautiful hardwood, over sized windows & views of the lake from almost every room. The kitchen features upgraded s.s. appliances, granite counters, walk through pantry & an abundance of cabinetry. The living room & dining areas focus on bringing that outside in with easy access to the 2 tiered deck & large yard with mature landscaping. Upstairs you will find the laundry room, large bonus room (could be a 4th bed easily) & 3 more beds. The primary bed has a fireplace, its own balcony, gorgeous en suite with air jetted tub & walk-in closet. Extras include: Finished garage with heat, floor coating & 2-240V circuits. A/C & net zero 7.65kw Solar System!

Built in 2015

Essential Information



| | |
|----------------|------------------------|
| MLS® # | E4417506 |
| Price | \$995,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 3,061 |
| Acres | 0.20 |
| Year Built | 2015 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 31 55101 Ste. Anne Trail |
| Area | Rural Lac Ste. Anne County |
| Subdivision | Estates At Waters Edge |
| City | Rural Lac Ste. Anne County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 1A1 |

Amenities

| | |
|----------------|---------------|
| Features | Ceiling 9 ft. |
| Parking Spaces | 6 |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Partial, See Remarks |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Beach Access, Boating, Flat Site, Gated Community, Golf Nearby, Lake Access Property, Lake View, |

Landscaped, Park/Reserve, Playground Nearby, Schools, Waterfront
Property

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed January 9th, 2025

Days on Market 113

Zoning Zone 71

Condo Fee \$235

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Listing information last updated on May 2nd, 2025 at 8:17am MDT