

# **\$1,175,000 - 105 55101 Ste. Anne Trail, Rural Lac Ste. Anne County**

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MLS® #E4422168

**\$1,175,000**

5 Bedroom, 4.00 Bathroom, 2,711 sqft

Rural on 0.16 Acres

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

Located in the gated community of the Estates at Waters Edge you will find this furnished luxury home! With a kitchen that offers 2 dishwashers, an induction stove, panel ready appliances, dual islands & a walk in pantry with a fridge & freezer. The primary suite is complete with an ensuite & access to the deck. Upstairs there is a sitting room with a pellet stove & secluded office area. The basement has 4 beds, 2 baths & access to the lower deck complete with a hot tub. The heated garage is finished with epoxy floors, built in cabinets, a floor drain & hose bibs. Some other features this home has to boast - 2 laundry areas, built in speakers indoor, outdoor & in the garage, a large main deck with a radiant gas heater, powered screens, an outdoor fire pit, storage shed & vinyl plank floors throughout. This home has 2 furnaces, 2 hot water on demand units, upgraded electrical service & is wired for back up generator.

Built in 2020

## **Essential Information**

MLS® # E4422168

Price \$1,175,000



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,711
Acres	0.16
Year Built	2020
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	105 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	Air Conditioner, Club House, Detectors Smoke, Hot Tub, Hot Water Tankless, Party Room, Pool-Outdoor, R.V. Storage, Walkout Basement, HRV System
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Gated Community, Lake View, Landscaped, Playground Nearby, Private Fishing, Recreation Use, Schools, Shopping Nearby, See Remarks

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 20th, 2025
Days on Market	71
Zoning	Zone 71
Condo Fee	\$236

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