

# \$185,000 - 17 Horseshoe Crescent, Rural Lac Ste. Anne County

MLS® #E4424504

**\$185,000**

2 Bedroom, 0.50 Bathroom, 560 sqft

Rural on 0.97 Acres

Birch Cove, Rural Lac Ste. Anne County, AB

Welcome to The Summer Village of Birch Cove! Great little cabin with the same owners since it was built. Simply finished with cedar throughout gives it a great feel inside. The antique wood stove heats the area nicely. The cabin is nestled into an acre lot that is mostly treed and gives great privacy to the property. You really need to just sit on the south facing deck to fully appreciate it. Lots of room to expand if you like or just maintain the simplicity of it. The added bonus is having involvement with the Birch Cove community. They have yearly activities in the lakefront clubhouse along with a children's playground and newly developed fenced racket court. Hard not to enjoy life in Birch Cove!

Built in 1986

## Essential Information

MLS® #	E4424504
Price	\$185,000
Bedrooms	2
Bathrooms	0.50
Half Baths	1
Square Footage	560
Acres	0.97
Year Built	1986



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	17 Horseshoe Crescent
Area	Rural Lac Ste. Anne County
Subdivision	Birch Cove
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T7N 1A0

### Amenities

Features	Club House, Fire Pit, R.V. Storage, Racquet Courts, Recreation Room/Centre
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### Interior

Heating	Wood Stove, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Hillside, Lake Access Property, No Back Lane, Private Setting, Recreation Use, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 7th, 2025
Days on Market	57
Zoning	Zone 72

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Listing information last updated on May 3rd, 2025 at 4:17pm MDT