

# **\$99,500 - 23 55022 Ste. Anne Trail, Rural Lac Ste. Anne County**

MLS® #E4428483

**\$99,500**

1 Bedroom, 1.00 Bathroom, 840 sqft

Rural on 0.29 Acres

None, Rural Lac Ste. Anne County, AB

Fix 'er up or knock 'er down! Great lot with full services in Gunn, located right across from Lac Ste Anne, offers partial lake views! There is an older mobile home on the property that is currently of little value but could be brought back to life with some TLC and imagination! The lot is almost 1/3 of an acre and is partially fenced, providing endless possibilities and loads of parking...could be a great spot for your RV! Located right in the Hamlet of Gunn, this property is a short walk to the local store and restaurant, as well as the day-use picnic spot right on the water's edge! With direct access to Highway 43, this great spot could be just the diamond in the rough you've been waiting for! (Please note: Property is an Estate Sale - being sold AS IS, WHERE IS, NO WARRANTIES OR REPRESENTATIONS)

Built in 1978

## **Essential Information**

MLS® #	E4428483
Price	\$99,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	840



Acres	0.29
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	23 55022 Ste. Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### Amenities

Features	See Remarks
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### Interior

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

### Exterior

Exterior Features	Backs Onto Park/Trees, Boating, Flat Site, Lake View, Picnic Area, Recreation Use, Shopping Nearby, Partially Fenced
Foundation	See Remarks

### Additional Information

Date Listed	April 1st, 2025
Days on Market	30
Zoning	Zone 70

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Listing information last updated on May 1st, 2025 at 6:47pm MDT