

## \$450,000 - 58216 Hwy 18, Rural Lac Ste. Anne County

MLS® #E4430471

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,436 sqft

Rural on 24.61 Acres

Lac Ste Anne, Rural Lac Ste. Anne County,  
AB

This is the one! Cozy acreage right on the creek. Just off pavement so your vehicles will stay clean. Well kept home with same owner for over 40 years. 3 bed with 2 bath (Custom tile shower in ensuite) Updated appliances, flooring, furnace and hot water tank. Quality built deck for entertaining. Big vegetable garden! Insulated and heated shop with concrete floor. 24.6 acres of space to roam. Move in ready. Water and electrical lines running to old corrals for installation of stock waterer if desired. Manicured and well kept yard with mature foliage. Sheds and greenhouse do not come with property. Aerial image dimensions for reference only.

Built in 1981

### Essential Information

MLS® #	E4430471
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,436
Acres	24.61
Year Built	1981
Type	Rural



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	58216 Hwy 18
Area	Rural Lac Ste. Anne County
Subdivision	Lac Ste Anne
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 2A0

### Amenities

Features	Deck, No Smoking Home, Parking-Extra, Workshop, See Remarks
----------	---

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Hillside, Private Setting, Recreation Use, River View, Rolling Land, Vegetable Garden, Partially Fenced
Construction	Wood
Foundation	Slab

### Additional Information

Date Listed	April 11th, 2025
Days on Market	21
Zoning	Zone 71

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 1:17am MDT