

## **\$245,000 - 303 3rd Street, Rural Lac Ste. Anne County**

MLS® #E4430920

**\$245,000**

2 Bedroom, 1.00 Bathroom, 684 sqft

Rural on 0.18 Acres

Yellowstone, Rural Lac Ste. Anne County, AB

Charming year round cottage just a Stone's throw from the shores of Lac Ste. Anne, with a spot for your boat on The Village's Dock available to you. Start your family's LAKE LIFE journey w/this cozy 2bed Bungalow located in the SUMMER VILLAGE of YELLOWSTONE backing onto a green space that takes you right to the waters edge. Less than an hour from Edmonton & move in ready featuring extensive upgrades to the home including: new bathroom, kitchen, updated fixtures, NEW flooring throughout, Astoria lighting, upgraded walls & insulation, NEW HE furnace, A/C, fuse box/wiring throughout, new wood stove w/chimney & fire guard, hot water tank, shingles, hot tub & outside gazebo plus a fresh coat of paint inside & out! Enjoy an outdoor paradise w/lavish perennial gardens providing a cover of privacy & offering a spectacular rainbow of summer color for your enjoyment! Seize this incredible opportunity to invest in endless summer adventures with family & friends and make this charming lake retreat your own!

Built in 1955

### **Essential Information**

MLS® # E4430920

Price \$245,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	684
Acres	0.18
Year Built	1955
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	303 3rd Street
Area	Rural Lac Ste. Anne County
Subdivision	Yellowstone
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### Amenities

Features	Crawl Space, Deck, Vinyl Windows
----------	----------------------------------

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Boating, Flat Site, Lake Access Property, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Recreation Use
Construction	Wood
Foundation	See Remarks

### Additional Information

Date Listed April 15th, 2025  
Days on Market 63  
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 June 17th, 2025 at 1:17pm MDT