

# **\$469,900 - 323, 55101 Ste. Anne Trail, Rural Lac Ste. Anne County**

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MLS® #E4431052

**\$469,900**

2 Bedroom, 2.00 Bathroom, 1,220 sqft

Rural on 0.15 Acres

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

Pride of ownership is evident in this over 1200 sqft 2 bedroom lake home. As you enter you are greeted with a wide open plan featuring wood cabinets in the island kitchen, matching bar area, large dining space and a bright living room with cozy gas f/p. This gorgeous bungalow includes recent updates such as countertops, backsplash and plumbing fixtures. Just off the dining is patio doors to the south facing lakeside covered deck. The primary bedroom is a fantastic size with large lake facing windows, custom closet and a 4 piece ensuite. A 2nd bedroom, 4 piece main bathroom and laundry round out the main floor. There is a large closet/storage and pantry just off the kitchen and an entire concrete floor crawlspace under the home can also be used for storage. Other features include central vac, gas BBQ, wine fridge and an oversized double garage with one bay measuring 30' deep! Municipal water/sewer, pool, fitness centre, clubhouse, marina and beachfront park just add to this year round home at the lake.

Built in 2013

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4431052               |
| Price          | \$469,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,220                  |
| Acres          | 0.15                   |
| Year Built     | 2013                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 323, 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 | Club House, Deck, Pool-Outdoor, Natural Gas BBQ Hookup |
|----------|--|

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Beach Access, Boating, Gated Community, Lake View, Landscaped, Public Swimming Pool, Shopping Nearby |
| Construction      | Wood   |
| Foundation        | Insulated Concrete Form  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 71          |
| Condo Fee      | \$236            |

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