

# **\$239,900 - 77 Lakeshore Drive, Rural Lac Ste. Anne County**

MLS® #E4431710

**\$239,900**

1 Bedroom, 1.00 Bathroom, 687 sqft

Rural on 0.47 Acres

Sandy Beach, Rural Lac Ste. Anne County, AB

Discover your own slice of paradise with this charming lakefront cottage, nestled on a generous lot (just under 1/2 an acre) with stunning water views! This cozy retreat offers the perfect blend of rustic charm and modern comfort, featuring direct access to the lake, a private dock, and plenty of space for outdoor living. Whether you're looking to unwind on the deck, enjoy summer evenings by the fire pit, or launch your kayak from the shoreline, this property is a rare find for nature lovers and weekend escape artists alike. Adding to the appeal is a detached triple-car 36' X 36' garage/shop, complete with in-floor heating â€” a rare and valuable feature ideal for storing vehicles, outdoor toys, RVs or utilizing the space for a future investment/business venture. Whether you're looking for a peaceful retreat, a place to build your new home, or a property with incredible potential, this is it!! Only 20 mins from Morinville, and 30 from St. Albert. Paved road all the way to property entrance!

Built in 1950

## **Essential Information**

MLS® #

E4431710



Price	\$239,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	687
Acres	0.47
Year Built	1950
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	77 Lakeshore Drive
Area	Rural Lac Ste. Anne County
Subdivision	Sandy Beach
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

### Amenities

Features	Deck, Fire Pit, Hot Water Natural Gas, Lake Privileges, Patio, R.V. Storage
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### Interior

Heating	Wood Stove, See Remarks, Combination
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Flat Site, Golf Nearby, Lake Access Property, Lake View, Picnic Area, Recreation Use, Shopping Nearby, Partially Fenced
Construction	Wood
Foundation	Grade Beam

**Additional Information**

Date Listed            April 17th, 2025  
Days on Market       13  
Zoning                 Zone 74

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