

\$449,900 - 10 Alder Avenue, Rural Lac Ste. Anne County

MLS® #E4432913

\$449,900

2 Bedroom, 1.00 Bathroom, 1,216 sqft

Rural on 0.34 Acres

Silver Sands, Rural Lac Ste. Anne County, AB

This property features a charming original family home along with a newer constructed, oversized double detached garage. The garage includes a heated loft and plenty of storage. Inside the cabin, you'll find a generously sized open-concept great room offering stunning lake views and a striking stone-faced wood-burning fireplace. Direct access to the expansive front deck makes it easy to enjoy the outdoors. The cabin also includes two comfortable bedrooms at the back, a central kitchen equipped with full-sized appliances, there is a four-piece bathroom. Essential services are in place with a drilled well and a tank and field septic system. The modern, fully finished garage is a significant asset, boasting a large loft area that can be customized to your needs, as well as abundant storage space perfect for lake equipment. It also has its own dedicated furnace. The lakefront has been recently remediated to protect against erosion. This 1.5 lot property offers an ideal opportunity for lakefront redevelopment.

Built in 1960

Essential Information

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Price \$449,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,216
Acres	0.34
Year Built	1960
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	10 Alder Avenue
Area	Rural Lac Ste. Anne County
Subdivision	Silver Sands
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

Amenities

Features	No Smoking Home
Parking Spaces	4

Interior

Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Boating, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Lake View, No Through Road, Playground Nearby, Recreation Use, Waterfront Property
Construction	Wood
Foundation	Block

Additional Information

Date Listed April 25th, 2025

Days on Market 7

Zoning Zone 75

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Listing information last updated on May 2nd, 2025 at 6:17am MDT