

# **\$499,900 - 3215 Twp Rd 574, Rural Lac Ste. Anne County**

MLS® #E4433610

**\$499,900**

4 Bedroom, 1.00 Bathroom, 980 sqft

Rural on 0.23 Acres

Mortenson Beach, Rural Lac Ste. Anne County, AB

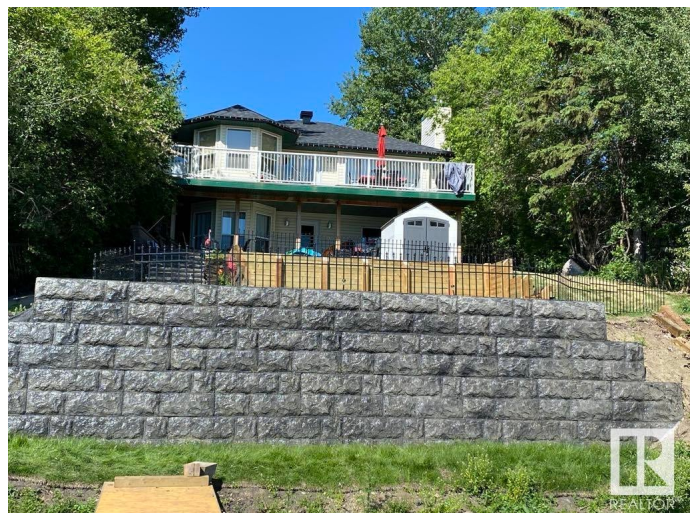
LAKEFRONT WALK-OUT BUNGALOW on the picturesque Lac La Nonne - glorious windows complimenting the lake view. Upper deck with vinyl flooring & aluminum railings for the morning sunrise & a covered lower deck. The sloping lot has concrete stairs leading to a lower firepit and a new retaining wall for easier water access. A 30 foot dock will stay so that the next owner can enjoy swimming & boating right at the property. The 4-season home has a bright kitchen with refinished cabinets and a large eating area at the front window. The living room has a gas fireplace for those cooler nights. Primary bedroom & 2nd bedroom on this level & a 4 pc bath. The lower walk-out level has another 2 bedrooms and family room with access to the lower deck & back yard. New roof & eavestrough (2018), tiered landscaping. Furniture & items will stay making this turnkey! Lots of parking at the entrance to the property - room for an RV as well for guests to stay & enjoy all that this home has to offer!

Built in 1995

## **Essential Information**

MLS® #

E4433610



Price	\$499,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	980
Acres	0.23
Year Built	1995
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	3215 Twp Rd 574
Area	Rural Lac Ste. Anne County
Subdivision	Mortenson Beach
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0G 1L2

### Amenities

Features	Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows, Walkout Basement
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Boating, Lake Access Property, Lake View, Landscaped, Sloping Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 1st, 2025

Days on Market 1

Zoning Zone 72

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Listing information last updated on May 2nd, 2025 at 2:47am MDT