

# **\$379,000 - 121 4418 Hwy 633, Rural Lac Ste. Anne County**

---

MLS® #E4438354

**\$379,000**

1 Bedroom, 0.50 Bathroom, 736 sqft

Rural on 0.46 Acres

Birchwood Estates, Rural Lac Ste. Anne County, AB

Nestled in the serene community of Birchwood Estates in Lac Ste. Anne County, this picturesque property offers a peaceful retreat with all the essentials for comfortable rural living. The 46' x 16' mobile home provides a cozy and functional living space, ideal for year-round living or as a weekend getaway. Surrounded by natural beauty and mature trees, the property offers a quiet escape just a short drive from amenities and outdoor recreation, including nearby lakes, golf, and trails. A standout feature is the impressive 60' x 40' shop, perfect for hobbyists, mechanics, or anyone in need of ample storage and workspace. There is also an 18' x 16' heated bunkhouse – a versatile space that can serve as a guest suite, office, or studio. Whether you're looking to enjoy the peace of country living or need space for your tools, toys, or creative pursuits, this well-equipped property has the flexibility and charm to suit a variety of lifestyles.

Built in 2001

## **Essential Information**

MLS® #                      E4438354





Price	\$379,000
Bedrooms	1
Bathrooms	0.50
Half Baths	1
Square Footage	736
Acres	0.46
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	121 4418 Hwy 633
Area	Rural Lac Ste. Anne County
Subdivision	Birchwood Estates
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0L0

### Amenities

Features	Crawl Space, Deck, Fire Pit, No Smoking Home, R.V. Stor
----------	--

### Interior

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

### Exterior

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, Landscape, No Back Lane, M Treed Lot, See Remarks
Construction	Modular
Foundation	Slab

### Additional Information



Date Listed	May 23rd, 2025
Days on Market	71
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 August 2nd, 2025 at 5:17am MDT