

# **\$209,900 - 9517 Twp 572, Rural Lac Ste. Anne County**

MLS® #E4438845

**\$209,900**

2 Bedroom, 1.00 Bathroom, 1,440 sqft

Rural on 9.64 Acres

None, Rural Lac Ste. Anne County, AB

Affordable Acreage with Rental Income & Room for Animals Great opportunity to own a well-priced acreage with updates, outbuildings, and rental income potential. The home features a newer mid-efficiency furnace, updated flooring and cabinets, stainless steel appliances, and a Blaze King wood stove (2023). Natural gas has been brought in, along with a new water line and auto waterer in the pens. The property is perimeter fenced, partially fenced for horses, and includes multiple corrals and approx. 7 acres of pasture. The 32' x 28' heated shop has radiant heat, concrete floor, 10' door, lean-to, and includes a compressor and fridge. Also comes with temporary panels, chicken coop, feeders, and a John Deere riding mower. Enjoy southern views from the covered deck and built-in hot tub (leak needs repair). Some TLC needed, but lots of potential here. Currently rented for \$1,650/monthâ€”great option for investors or owner-occupiers. Located just 20 mins from Mayerthorpe and 30 mins from Whitecourt.

Built in 1972

## **Essential Information**

MLS® # E4438845

Price \$209,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,440
Acres	9.64
Year Built	1972
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9517 Twp 572
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1N0

### Amenities

Features	Deck, Fire Pit
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### Interior

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

### Exterior

Exterior Features	Fenced, Level Land, Picnic Area, Private Setting, Recreation Use, Treed Lot
Foundation	Block

### Additional Information

Date Listed	May 26th, 2025
Days on Market	22
Zoning	Zone 70

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Listing information last updated on June 17th, 2025 at 8:47am MDT