

# \$217,750 - 30 3410 Ste. Anne Trail, Rural Lac Ste. Anne County

MLS® #E4438871

**\$217,750**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.17 Acres

Windmill Harbour, Rural Lac Ste. Anne County, AB

The LAST waterfront lot in this gated community is up for grabs! Ready to build your dream home? This is your golden (or should we say sandy) opportunity! Nestled in a private, gated community, this one-of-a-kind lot is sitting right on the water and just waiting for your custom house plans (with C2 as your builder). Whether you want a cozy cabin or a full-time family home, this spot is perfect for year-round living! Youâ€™ll have your very own private beach, plus a dock and a boat permit(extra)â€”hello, summer fun! Imagine sipping your morning coffee with lake views or spending the day tubing, fishing, and soaking up the sunshine. This is the last chance to get in on this waterfront lifestyle, and trust usâ€”this kind of magic doesnâ€™t come around often. So bring your flip flops, your blueprints (or pick from their ready to go ones), and your big dreams... this is where your next chapter begins!

## Essential Information

MLS® #	E4438871
Price	\$217,750
Bathrooms	0.00
Acres	0.17



Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	30 3410 Ste. Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	Windmill Harbour
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A1

### Exterior

Exterior Features	Backs Onto Lake, Beach Access, Boating, Gated Community, Lake Access Property, Lake View, Stream/Pond, Waterfront Property
-------------------	--

### Additional Information

Date Listed	May 28th, 2025
Days on Market	71
Zoning	Zone 71
HOA Fees	220
HOA Fees Freq.	Monthly

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 7th, 2025 at 8:02am MDT