

## **\$444,900 - 2 Power Drive, Rural Lac Ste. Anne County**

MLS® #E4438905

**\$444,900**

3 Bedroom, 1.50 Bathroom, 1,267 sqft

Rural on 0.46 Acres

Alberta Beach, Rural Lac Ste. Anne County,  
AB

In the heart of Alberta Beach, this 1270sq.ft home, boasts three well-proportioned bedrooms, plus den, this serene retreat with modern comforts includes a double attached heated garage. On a stunning .46-acre lot surpassing many available in the area, this home offers a mini orchard with fruit trees and berries, a large deck with a pergola, and above-ground pool. The interior has been meticulously updated, featuring new vinyl plank flooring and a fresh coat of paint. A sunken living room, complete with a large bow window and stone fireplace. The kitchen showcases two-tone cabinets, stainless steel appliances, and a chic, modern faucet. It seamlessly flows into the dining area, where sliding doors reveal an expansive backyard oasis. On the second floor the primary bedroom is a peaceful haven with dual closets and an en-suite, complemented by two additional bedrooms and a full bath. Situated minutes from Grasmere School, AB Beach Golf Resort and the pier, this home offers charm and convenience.

Built in 1979

### **Essential Information**

MLS® # E4438905

Price \$444,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,267
Acres	0.46
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### Community Information

Address	2 Power Drive
Area	Rural Lac Ste. Anne County
Subdivision	Alberta Beach
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### Amenities

Features	Deck, Fire Pit, Gazebo
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood
Exterior Features	Boating, Corner Lot, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Schools
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 27th, 2025

Days on Market 21

Zoning Zone 71

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