# \$250,000 - 102 56227 Hwy 33, Rural Lac Ste. Anne County

MLS® #E4440439

### \$250,000

2 Bedroom, 1.00 Bathroom, 1,024 sqft Rural on 1.20 Acres

Rich Valley, Rural Lac Ste. Anne County, AB

2 bedroom bungalow on 1.2 acres in the quiet hamlet of Rich Valley. This EXCEPTIONALLY WELL MAINTAINED property has SO MUCH TO OFFER. This charming home has 2 large bedrooms on the main floor, bathroom with a private urinal, dumbwaiter to the basement, built-in vacuum system, roll shutters, cold room, transfer switch for generator connection, built-in safe, air conditioning, new tub & surround, new water heater, new shingles, new appliances, some new windows, large yard, large garage/workshop has 60 amp service with 2 bays - 1 heated - each bay approx 20'x30', heated bay has radiant heater & on-demand hot water tank, chicken coop. potting shed, tarp storage sheds, sea can storage, rainwater collection system and more. Community hall, library and mailboxes are within walking distance.

Built in 1980

#### **Essential Information**

MLS® # E4440439 Price \$250,000

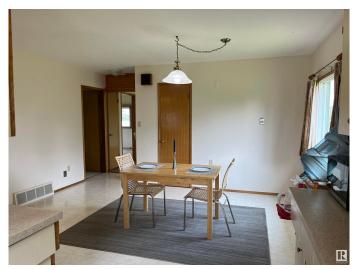
Bedrooms 2

Bathrooms 1.00

Full Baths 1







Square Footage 1,024
Acres 1.20
Year Built 1980
Type Rural

Sub-Type Detached Single Family

Style Bungalow Status Active

## **Community Information**

Address 102 56227 Hwy 33

Area Rural Lac Ste. Anne County

Subdivision Rich Valley

City Rural Lac Ste. Anne County

County ALBERTA

Province AB

Postal Code T0E 1A0

#### **Amenities**

Features Air Conditioner, No Animal Home, No Smoking Home, Workshop

Parking Spaces 6

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood

Exterior Features Cul-De-Sac, Fenced, Fruit Trees/Shrubs, No Through Road

Construction Wood

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 5th, 2025

Days on Market 12

Zoning Zone 70

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 June 17th, 2025 at 4:17am MDT