

## \$339,900 - N/A, Rural Lac Ste. Anne County

MLS® #E4444834

**\$339,900**

4 Bedroom, 3.00 Bathroom, 2,490 sqft

Rural on 0.17 Acres

Yellowstone, Rural Lac Ste. Anne County, AB

Looking for a Lakefront LOT for your year round retreat? For those who love lake life and sunsets with west facing views this home is very livable as it is or owners willing to clear the lot for your own new INFILL opportunity! This lakefront home in Yellowstone Village features gas, power, community sewer connected lines as well as a drilled well for water source! The backyard offers stunning sunsets over the lake, with your own frontage for personal dock plus access to the public dock for family lake days. Enjoy this year round home showcasing beautiful Lac Ste Anne, and the large deck which is perfect for morning coffee or summer dinners by the water. There is an indoor swimming spa hot tub included as well for relaxing evenings or hosting guests. Updates included are the heating system, plumbing, and mechanicals for comfort and peace of mind or simply to have ready for connecting in future. Just under 10km north of Alberta Beach ready for your lake life or family plot to create a family lake home!

Built in 1972

### Essential Information

MLS® # E4444834

Price \$339,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,490
Acres	0.17
Year Built	1972
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	N/A
Area	Rural Lac Ste. Anne County
Subdivision	Yellowstone
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1N0

### Amenities

Features	Air Conditioner, Deck, Lake Privileges, Pool-Indoor, Sauna; Swirlpool; Steam, Sunroom
Parking Spaces	6

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Boating, Cul-De-Sac, Fenced, Lake Access Property, Lake View, Landscaped, Low Maintenance Landscape, Playground Nearby, Waterfront Property

Construction	Wood
Foundation	Piling

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	79
Zoning	Zone 71

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