

# **\$575,000 - 3215 Twp Road 574, Rural Lac Ste. Anne County**

MLS® #E4445781

**\$575,000**

2 Bedroom, 2.00 Bathroom, 828 sqft

Rural on 0.20 Acres

Chrystyna Beach, Rural Lac Ste. Anne County, AB

LAKEFRONT, year round home located just 20 minutes south of Barrhead and an hour west of Edmonton. Expansive lake views, morning sunrises, northern lights can all be viewed from the wrap around 28x14 covered deck with aluminum railing and glass inserts. Unique concept built in 2022 and finished in 2023 has just over 800sqft of living space, 2 bedrooms, 2 bath, constructed on top of a 28x28 attached garage with ICF and if you need more space, the garage could be turned into living space as it has infloor heat. Open and spacious layout with fir beams and vaulted ceilings, double sided gas fireplace that opens to the deck from the dining area and an functional and spacious kitchen with quartz countertops, ample upgraded cabinetry, soft close drawers, huge island with extra seating, silgranite sink and pantry with pull out drawers. Extra living space with 3pce bath and den space in the infloor heated garage. Beautifully landscaped yard with fire pit and covered concrete patio. Great fishing in this lake!

Built in 2022

## **Essential Information**

MLS® #

E4445781



Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	828
Acres	0.20
Year Built	2022
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3215 Twp Road 574
Area	Rural Lac Ste. Anne County
Subdivision	Chrystyna Beach
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0N0

### Amenities

Features	Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, Hot Water Instant, Hot Water Tankless, Insulation-Upgraded, Lake Privileges, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Workshop
Parking Spaces	4

### Interior

Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Boating, Lake Access Property, Lake View, Landscaped, Level Land, Private Fishing, Recreation Use, Waterfront Property
Construction	Wood

Foundation                      Insulated Concrete Form

**Additional Information**

Date Listed                      July 4th, 2025

Days on Market                23

Zoning                            Zone 72

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 July 27th, 2025 at 7:17pm MDT