\$349,000 - 305 3 Street, Rural Lac Ste. Anne County

MLS® #E4446708

\$349,000

5 Bedroom, 2.00 Bathroom, 1,720 sqft Rural on 0.18 Acres

Ross Haven, Rural Lac Ste. Anne County, AB

Welcome to your YEAR ROUND escape in the charming Village of Ross Haven. This bright, MODERN 5 bedroom, 2 bath home offers the perfect blend of comfort, space and lifestyle for families or retirees with room for many visitors. With a spacious open layout, HUGE WINDOWS and a massive kitchen complete with spacious island, it's made for hosting and soaking in lake life. Sip your drink on the west-facing deck or play lawn games on the largest PUBLIC GREEN SPACE in the village, backing your property, completely maintained for you to enjoy without the work! Live where neighbours feel like family, where kids can ride bikes safely and where summer is filled with community events and days on the water. Low-maintenance landscaping means more time enjoying paddleboarding or gathering at the community dock. PEACEFUL, PRIVATE AND MOVE-IN-READY, all just steps from the lake! Other perks include in-floor heating, metal roof, room to build a garage, newly drilled well and option to connect to the municipal sewer.







Built in 2012

Essential Information

MLS® # E4446708 Price \$349,000 Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,720

Acres 0.18

Year Built 2012

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 305 3 Street

Area Rural Lac Ste. Anne County

Subdivision Ross Haven

City Rural Lac Ste. Anne County

County ALBERTA

Province AB

Postal Code T0A 0E0

Amenities

Features Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Tankless, Lake

Privileges, No Smoking Home, Vinyl Windows

Interior

Interior Features ensuite bathroom

Heating In Floor Heat System, Natural Gas

Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood

Exterior Features Backs Onto Park/Trees, Beach Access, Boating, Lake Access Property,

Picnic Area

Construction Wood Foundation Piling

Additional Information

Date Listed July 9th, 2025

Days on Market 113

Zoning Zone 71

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