

# **\$479,900 - 17 Hillside Crescent, Rural Lac Ste. Anne County**

MLS® #E4448473

**\$479,900**

1 Bedroom, 2.00 Bathroom, 960 sqft

Rural on 0.13 Acres

Silver Sands, Rural Lac Ste. Anne County, AB

Under Construction and move in ready by Nov 30/25 ... Custom built 960 sqft raised bungalow w basement garage and walkout. Wide open design, 14' vaulted pine tongue & groove ceiling, fireplace, luxury vinyl plank flooring, big windows w loads of natural light, 8' quartz topped peninsula island, shaker style kitchen cabinets, 4 pc stainless steel appliance package, walk-in pantry, 2 bedrooms up and 4 pc main bath. Stepping out of the vaulted great rm you're immersed in the peaceful sights and sounds of nature off your huge wrap around deck. The finished walkout basement has in-floor heat, 9' ceilings, primary suite w/ 4 piece ensuite, laundry room, utility room and a 21x 24 drywalled, taped and painted garage. 100 AMP power service, drilled well and a 2500 gallon holding tank setup to tie into the future municipal sewer system. Tucked in a cul-de-sac on a private, pie shaped lot surrounded by trees. Close to the shores of Isle Lake, beach, boat launch and only 45 min west of Edm. Renderings may not be exact

Built in 2025

## **Essential Information**

MLS® # E4448473

Price \$479,900



Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.13
Year Built	2025
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	17 Hillside Crescent
Area	Rural Lac Ste. Anne County
Subdivision	Silver Sands
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### Amenities

Features	Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Natural Gas, Hot Water Tankless, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Boating, Golf Nearby, Hillside, Lake Access Property, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Sloping Lot, Treed Lot

Lot Description	11.97x39.62x27.53 x 39.62
Construction	Wood
Foundation	Concrete Perimeter, Slab

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	2
Zoning	Zone 75

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Listing information last updated on July 19th, 2025 at 7:47am MDT