

\$539,900 - 4812 49a Avenue, Rural Lac Ste. Anne County

MLS® #E4450150

\$539,900

3 Bedroom, 2.00 Bathroom, 1,389 sqft

Rural on 0.48 Acres

Sunset Point, Rural Lac Ste. Anne County, AB

IMMACULATE AND UPGRADED WITH A MANICURED PRIVATE YARD BACKING ONTO GREEN SPACE SECONDS FROM THE LAKE. WELCOME TO 4812-49 A AVE IN THE VILLAGE OF SUNSET POINT. THIS INCREDIBLE HOME WAS BUILT IN 2002 AND HAS 3 BEDROOMS, 2 BATHS, AND ALMOST 2400 SQ FEET OF LIVING SPACE. THE UPGRADED KITCHEN HAS GRANITE COUNTERTOPS, MAPLE HARDWOOD FLOORS, 9 FOOT CEILINGS, STAINLESS APPLIANCES, GLASS TILE BACKSPLASH, AND CUSTOM MAPLE CABINETRY. DINING AREA IS OPEN CONCEPT, SPACIOUS, WITH EXTERIOR DECK ACCESS AND HAS A BUILT IN DINING HUTCH. INVITING LIVING SPACE HAS HARDWOOD FLOORS AND BORDERS MAIN ENTRANCE. PRIMARY BEDROOM IS LOCATED ON MAIN FLOOR AND IS KING-SIZED WITH A CORNER CLOSET AND UPGRADED ENSUITE WITH CUSTOM TILE/GLASS SHOWER. UPPER LEVEL HAS 2 ADDITIONAL BEDROOMS, A FULL BATHROOM, AND LAUNDRY. BASEMENT IS PARTLY FINISHED WITH A REC ROOM, NEW FURNACE AND HWT. ATT HEATED GARAGE IS 21X21'. HOME HAS NEW WINDOWS, NEW SIDING, UPGRADED INSULATION, NEW SHINGLES, AND



LIGHTING. PAVED SUBDIVISION. DRILLED WELL.

Built in 2002

Essential Information

MLS® #	E4450150
Price	\$539,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,389
Acres	0.48
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4812 49a Avenue
Area	Rural Lac Ste. Anne County
Subdivision	Sunset Point
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

Amenities

Features	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Extra, R.V. Storage, Television Connection, Vinyl Windows
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Private Setting, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 29th, 2025
Days on Market	3
Zoning	Zone 71

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Listing information last updated on July 31st, 2025 at 10:32pm MDT