

\$459,900 - 4407 47 Avenue, Rural Lac Ste. Anne County

MLS® #E4451165

\$459,900

3 Bedroom, 2.00 Bathroom, 1,226 sqft

Rural on 0.00 Acres

Alberta Beach, Rural Lac Ste. Anne County,
AB

Entering this home is like walking into a Homes & Gardens magazine! Wow!! It's a must see property. Pride of ownership is evident in every detail of this custom built, vaulted bungalow w/2 car garage. Open concept w/vaulted great rm, luxury vinyl plank flooring, raked windows allowing an abundance of natural light, 8' quartz topped peninsula island, white subway tiled backsplash, Thermofoil shaker style kitchen cabinets, 4 pc stainless steel appliance package, washer & dryer, gas fireplace, 3 bedrooms, 4 pc main bath, 4 pc ensuite w/double sinks and a 60x36 walk-in shower. The vaulted great room opens to an amazing wrap around deck - 414 sqft of open deck to soak up the sun or snuggle up w/a good book under the 12'x21' covered deck & enjoying the beauty of nature, landscaped & fenced yard, gravelled driveway, 100 AMP power service, 1700 gallon cistern & municipal sewer. Just 1.5 blocks to the lake! Close to all amenities - grocery stores, restaurants, gas station, the main beach area, schools & golfing.

Built in 2024

Essential Information

MLS® # E4451165

Price \$459,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,226
Acres	0.00
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4407 47 Avenue
Area	Rural Lac Ste. Anne County
Subdivision	Alberta Beach
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

Amenities

Features	Off Street Parking, Closet Organizers, Crawl Space, Deck, Detectors Smoke, Exterior Walls- 2"x6", Low Flw/Dual Flush Toilet, Vaulted Ceiling, Vinyl Windows, HRV System
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped
Construction	Wood
Foundation	Piling

Additional Information

Date Listed August 5th, 2025

Days on Market 8

Zoning Zone 71

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