

# **\$375,000 - #1 Horseshoe Crescent, Rural Lac Ste. Anne County**

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MLS® #E4452571

**\$375,000**

2 Bedroom, 2.50 Bathroom, 1,270 sqft

Rural on 0.83 Acres

Birch Cove, Rural Lac Ste. Anne County, AB

Come and put your personal touches on this story book home surrounded by trees in the lovely Summer Village of Birch Cove! This is a very unique home that was well built and offers immense amounts of future potential. The 2 storey home with fully finished walk out basement is nestled in the trees and thus feels very private. The upper level features 2 bedrooms as well as a family bathroom, balcony space and loads of storage. The main floor is open and inviting with wood burning fireplace in the living room, nicely equipped kitchen, spare room, half bath as well as a great front porch to enjoy your morning coffee on. The walk out basement has a nice sized living area, large secondary room and bathroom as well as utility room. The walk out basement leads onto a ground level deck perfect for entertaining. With just a little TLC this could be the perfect year around home or summer get away to enjoy everything that Birch Cove has to offer from lake access, docks, pickleball and more! Welcome to Birch Cove!

Built in 2007

## **Essential Information**

MLS® #

E4452571



|                |                        |
|----------------|------------------------|
| Price          | \$375,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,270                  |
| Acres          | 0.83                   |
| Year Built     | 2007                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | #1 Horseshoe Crescent      |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Birch Cove                 |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1A0                    |

### Amenities

|          |  |
|----------|--|
| Features | Off Street Parking, Deck, Vinyl Windows, Walkout Basement, See Remarks, 9 ft. Basement Ceiling |
|----------|--|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 3                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Corner Lot, Hillside, Lake Access Property, Partially Landscaped, Private Setting, Recreation Use, Treed Lot, See Remarks |
| Construction      | Wood  |
| Foundation        | Insulated Concrete Form   |

**Additional Information**

Date Listed            August 12th, 2025  
Days on Market       3  
Zoning                 Zone 72

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