

\$1,250,000 - 55322 Range Road 30a, Rural Lac Ste. Anne County

MLS® #E4452618

\$1,250,000

3 Bedroom, 2.50 Bathroom, 3,715 sqft

Rural on 41.76 Acres

Yellowstone, Rural Lac Ste. Anne County, AB

Nice 40 acre hobby farm zoned Ag located in Lac Ste Anne County. Beautiful one and a half storey 3700 sqft home built in 2009 with double attached garage and wrap around deck, which gives amazing views of the property. This home offers a very nice front entrance with an amazing open vaulted ceiling and a large wood burning fireplace. The large kitchen with an island and dining room area makes it the perfect country home. This home also features a family room, a mud room and large laundry area which leads to the double attached garage. The upper level has the primary bedroom with a walk in closet and a 4 piece ensuite, a second bedroom, office and a very cozy reading area or den. The basement is partially finished and the building materials currently there, will remain with the property. The 40 acre property also has a barn with a tack room, shop and the original farm house which is currently rented. Services include power, natural gas, 2 wells and 3 septic systems. Nice rural property with many options.

Built in 2009

Essential Information

MLS® #

E4452618



Price	\$1,250,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,715
Acres	41.76
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	55322 Range Road 30a
Area	Rural Lac Ste. Anne County
Subdivision	Yellowstone
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

Amenities

Features	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Water Instant, No Smoking Home, Vaulted Ceiling, Workshop, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
----------	--

Interior

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

Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped, Private Setting, See Remarks
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed August 11th, 2025

Days on Market 2

Zoning Zone 71

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 13th, 2025 at 1:48pm MDT