

Courtesy Of Daniel Seitz Of Real Broker

# **\$664,900 - 102 1 Street Yellowstone, Rural Lac Ste. Anne County**

MLS® #E4452692

**\$664,900**

5 Bedroom, 3.00 Bathroom, 1,376 sqft

Rural on 0.17 Acres

Yellowstone, Rural Lac Ste. Anne County, AB

Enjoy 5 ACRES of maintained treed Park Reserve for your recreational use! Private landscaped yard with a short block walk to the lake. Work, Play, & Stayâ€™at the Lake! This new 5-bed, 3-bath bi-level in Yellowstone blends year-round comfort with lakeside beauty 45 minutes from Edmonton. Enjoy peaceful lake views & direct park access from back deck. 2,557 sq ft of finished space features a welcoming living room, stonecast fireplace, bright lower-level family room w/ 2nd gas fireplace, designer kitchen w/ quartz counters, gas range, soft-close drawers, & open shelving. Primary suite has tiled ensuite & park views. Built for performance: 9â€™™ basement ceilings, spray-foam insulation, R-60 attic, high-efficiency TRANE furnace, 2,800-gal cistern w/ municipal septic. Oversized 22' x 29' garage, covered deck, & Progressive New Home Warranty. Whether raising a family, retiring, or working remotelyâ€™this home delivers! Builder offers \$2,000 credit for purchase before end of August. Some Virtual Photos.

Built in 2024

## **Essential Information**

MLS® #

E4452692



Price	\$664,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,376
Acres	0.17
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	102 1 Street Yellowstone
Area	Rural Lac Ste. Anne County
Subdivision	Yellowstone
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### Amenities

Features	Off Street Parking, Deck, Insulation-Upgraded, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Boating, Flat Site, Golf Nearby, Lake Access Property, Lake View, Paved Lane, Recreation Use
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 13th, 2025  
Days on Market       8  
Zoning                 Zone 71

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