

Courtesy Of Arlie E Jespersen Of Century 21 Leading

# **\$397,000 - 307, 1414 Hwy 37, Rural Lac Ste. Anne County**

MLS® #E4452985

## **\$397,000**

3 Bedroom, 2.00 Bathroom, 1,724 sqft

Rural on 3.21 Acres

Hillview Estates (Lac Ste. Anne), Rural Lac Ste. Anne County, AB

Beautifully renovated 1700+ sq ft bungalow on 3.2 private acres in Hillview Estates near Onoway. This mobile home with a large addition has undergone substantial recent updates that include a gorgeous kitchen with large island, tile backsplash, stainless steel appliances & gas stove, along with new windows and vinyl plank flooring. The home features 3 bedrooms, 2 baths including a lovely 3-pce ensuite with tiled shower. The dining room has a freestanding woodstove, and youâ€™ll enjoy space to spread out with a sunken family room, spacious mudroom, a new back deck, and a generously sized covered front porch. The 27x29 detached double garage has 220V and both the garage and the home have metal roofs. Lots of opportunity to enjoy food from the land with the 12x8 chicken coop, raised garden beds, and fruit trees, plus a mix of evergreens & deciduous trees offering excellent privacy. An attractive, well-kept property with country charm close to town and great access to Hwy 37 for commuting.

Built in 1978

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4452985               |
| Price          | \$397,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,724                  |
| Acres          | 3.21                   |
| Year Built     | 1978                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 307, 1414 Hwy 37                 |
| Area        | Rural Lac Ste. Anne County       |
| Subdivision | Hillview Estates (Lac Ste. Anne) |
| City        | Rural Lac Ste. Anne County       |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T0E 1V0                          |

### Amenities

|          |  |
|----------|--|
| Features | Crawl Space, Deck, Front Porch, No Smoking Home, Vinyl Windows |
|----------|--|

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | See Remarks  |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Landscaped, Picnic Area, Private Setting, Schools, Shopping Nearby, Sloping Lot, Vegetable Garden |
| Construction      | See Remarks  |

Foundation                      Slab

**Additional Information**

Date Listed                      August 14th, 2025

Days on Market                2

Zoning                            Zone 70

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Listing information last updated on August 16th, 2025 at 7:43am MDT