

# **\$319,649 - 56418 Rge Road 35, Rural Lac Ste. Anne County**

MLS® #E4456572

**\$319,649**

2 Bedroom, 2.50 Bathroom, 915 sqft  
Rural on 6.67 Acres

None, Rural Lac Ste. Anne County, AB

Rare Opportunity! 6.67 Acres with TWO Homes! This versatile property is perfect for multigenerational living or as for the savvy investor. The main residence is a bi-level home featuring NEW KITCHEN, New Bath, Recent shingles, 2 bedrooms and 1 full bath on the main floor, with a unfinished walkout basement offering potential for 3 additional bedrooms. The second residence is a 3 Bedroom 1.5 bath single-wide mobile home with Tandum carport. Each home has its own septic tank & field, and well, ensuring independent living. The property is fully fenced and cross-fenced, making it perfect for hobby farming or livestock. Additional features include two pole sheds, a large storage building, and beautifully landscaped grounds with mature trees and natural growth that provide privacy and charm. Conveniently located just 5 minutes from an elementary school, this acreage offers both functionality and tranquility. Don't miss your chance to own this unique property with endless potential!

Built in 1976

## **Essential Information**

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Price	\$319,649
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	915
Acres	6.67
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	56418 Rge Road 35
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### Amenities

Features	See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Private Setting, Schools, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed September 5th, 2025

Days on Market 9

Zoning Zone 70

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Listing information last updated on September 14th, 2025 at 7:02am MDT