

# **\$425,000 - 23 4224 Twp Road 545, Rural Lac Ste. Anne County**

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MLS® #E4461923

**\$425,000**

2 Bedroom, 2.00 Bathroom, 853 sqft

Rural on 0.50 Acres

Warwa Estates, Rural Lac Ste. Anne County, AB

Escape the city and embrace peace & privacy, just 45 minutes from Edmonton! This quality-built retreat sits on a beautifully landscaped half-acre featuring a fully PAVED driveway! Just a 5-minute walk to the lake and under 15 minutes to Alberta Beach. Enjoy stunning views through soaring vaulted ceilings and large windows that flood the space with light. The main floor features gleaming hardwood floors, a spacious open kitchen, cozy wood-burning fireplace, two generous bedrooms, and a full bath. The heated, oversized double garage is fully finished with drywall, kitted out with 8' garage doors to fit a pickup and even includes a 4-piece bathroom. Over \$15,000 in upgrades including a brand new chainlink fence encloses the entire property making it perfect for pets. Plus there's a fire pit area, outdoor shower and so much room to roam. A detached shed perfect for all your toys or a workshop waiting to happen. A one-of-a-kind homestead in a welcoming rural community. Your peaceful country life starts here!

Built in 2004

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4461923               |
| Price          | \$425,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 853                    |
| Acres          | 0.50                   |
| Year Built     | 2004                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 23 4224 Twp Road 545       |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Warwa Estates              |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0A2                    |

### Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Features       | Air Conditioner, Deck, Fire Pit, Parking-Extra, Patio, Vaulted Ceiling, Vinyl Windows, Workshop, Rooftop Deck/Patio |
| Parking Spaces | 8                                                                                                                   |

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood                                                                          |
| Exterior Features | Backs Onto Park/Trees, Boating, Fenced, Paved Lane, Recreation Use, Treed Lot |
| Construction      | Wood                                                                          |
| Foundation        | Slab                                                                          |

**Additional Information**

Date Listed           October 13th, 2025  
Days on Market     15  
Zoning                Zone 71

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