

# **\$1,389,000 - 54010 Rge Road 41, Rural Lac Ste. Anne County**

MLS® #E4413494

**\$1,389,000**

4 Bedroom, 3.00 Bathroom, 1,917 sqft

Rural on 159.00 Acres

None, Rural Lac Ste. Anne County, AB

Secluded 160-acre (1/4 section) fully fenced property w/an INDUSTRIAL-BUILT SHOP & spacious 1917 SqFt WALKOUT bungalow overlooking the pastures. Located 7 km north of WABAMUN & 25 minutes west of STONY PLAIN. Currently a bison farm, the land is ideal for cattle, horses, or other livestock. Enter through industrial-scale steel gates & follow the tree-lined driveway. The shop includes two sections (60' x 36' & 60' x 16'), a newer boiler heating system w/in-floor heat, 14' x 14' doors, polyaspartic flooring, & a shop bathroom. The home features 3 bedrooms upstairs, 1 bedroom plus a den downstairs, ICF construction & foundation, 10' ceilings on the main floor, granite counters, high kitchen cabinets, a wood-burning stove, heated floors in the basement & garage, newer boiler systems, a hybrid metal roof, & a no-maintenance steel-framed deck. The entire property is perimeter-fenced w/page wire or 4-strand barbed wire & multiple paddocks. Drilled well for water & septic tanks & discharge for sewer.

Built in 2004

## **Essential Information**

MLS® #                      E4413494



Price	\$1,389,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,917
Acres	159.00
Year Built	2004
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	54010 Rge Road 41
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

### Amenities

Features	Bar, Ceiling 10 ft., Ceiling 9 ft., Deck, Greenhouse, Hot Tub, Insulation-Upgraded, R.V. Storage, Walkout Basement, Workshop, See Remarks, Heat Exchanger
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### Interior

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

### Exterior

Exterior	ICFs (Insulated Concrete Forms)
Exterior Features	Cross Fenced, Fenced, Private Setting, Rolling Land, Subdividable Lot, Treed Lot, See Remarks
Construction	ICFs (Insulated Concrete Forms)

Foundation                      Insulated Concrete Form

**Additional Information**

Date Listed                      November 12th, 2024

Days on Market                159

Zoning                            Zone 70

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Listing information last updated on April 20th, 2025 at 12:17pm MDT