

Courtesy Of Matthew D Barry and Christopher Balen Of Exp Realty

\$249,900 - 406 54411 Rge Rd 40, Rural Lac Ste. Anne County

MLS® #E4420224

\$249,900

1 Bedroom, 1.00 Bathroom, 642 sqft
Rural on 1.26 Acres

LSAS, Rural Lac Ste. Anne County, AB

45 minutes from the Anthony Henday, discover this charming FOUR SEASON HOME amongst mature trees & privately tucked away on a dead end road. Enjoy 1.26 ACRES & a 641 sqft home. This cozy home has FRESH PAINT & FLOORING. The spacious entrance has lots of room for storage and greeting company. The main area is an open design with an eat in kitchen and living room. There is a bedroom close to the four piece bathroom. The back entrance has a covered deck. There are 2 small storage sheds on the property & a detached 17'9" x 25' 6" garage. There is a firepit area, garden plot & numerous pathways along the property to enjoy. There are raspberries, areas to forage mushrooms, bird watch and so much more. The land has ample space to reimagine the home, build a new one, or add a shed. Upgrades include a NEW HOT WATER TANK (2024) & RECENTLY UPGRADED PLUMBING. Whether you're a family seeking a peaceful retreat or someone looking to build their dream home, this affordable lakeside property offers endless possibilities!

Built in 1980

Essential Information



MLS® #	E4420224
Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	642
Acres	1.26
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	406 54411 Rge Rd 40
Area	Rural Lac Ste. Anne County
Subdivision	LSAS
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

Amenities

Features	Fire Pit, See Remarks
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Interior

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

Exterior

Exterior	Wood
Exterior Features	See Remarks
Construction	Wood
Foundation	See Remarks

Additional Information

Date Listed	February 4th, 2025
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Days on Market 38

Zoning Zone 71

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Listing information last updated on March 14th, 2025 at 4:02am MDT