

# \$499,900 - 207 3410 Ste. Anne Trail, Rural Lac Ste. Anne County

MLS® #E4420245

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,391 sqft

Rural on 0.13 Acres

Windmill Harbour, Rural Lac Ste. Anne County, AB

Spectacular opportunity to own a property in the GATED community of Windmill Harbor for under \$500K. This brand new 2storey sits on a huge lot, backs onto a beautiful tree line and sits steps from the boat launch. Offering 3 bedrooms and 2.5 bathrooms, this beautiful floorplan is finished with upgrades throughout. The unfinished basement is perfect for a 4th bedroom and additional living space and the builder is open to finishing at an additional cost. This private oasis will include excellent amenities; including pickle ball courts, outdoor bbq area, marina with extra boat slips, hiking trails and so much more. Perfect all year round for recreational use or full time living. Built by one of Edmonton's most reputable builders, this home includes new home warranty and exceptional craftsmanship.

Built in 2024

## Essential Information

MLS® #	E4420245
Price	\$499,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,391
Acres	0.13
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	207 3410 Ste. Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	Windmill Harbour
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A1

### **Amenities**

Features	See Remarks
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Boating, Gated Community, Golf Nearby, Lake Access Property, No Back Lane, Playground Nearby, Private Setting, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 4th, 2025
Days on Market	61

Zoning	Zone 71
HOA Fees	220
HOA Fees Freq.	Monthly

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Listing information last updated on April 6th, 2025 at 8:02am MDT