

Courtesy Of Peter Myrlak Of 1st Choice Realty Edmonton Ltd.

# \$249,000 - 53512 Rr 30, Rural Lac Ste. Anne County

MLS® #E4421718

**\$249,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 7.00 Acres

None, Rural Lac Ste. Anne County, AB

Stunning 7-acre vacant lot â€” part of future Subdivision in final stages of approval. Gorgeous Setting. Features majestic 100ft spruce trees and a private, tree-lined driveway that winds up a hill to a cleared build site. 200ft Deep Water Well: Fully drilled and ready for your useâ€”an essential convenience already in place. Trail Systems & Pathways: Explore the serene trails and pathways that wind through the property, ideal for peaceful walks and outdoor adventures. Just 30 minutes to Edmontonâ€”close enough for a commute, far enough for tranquility, 5 minutes to Alberta Beach for relaxing lakeside getaways, 15 minutes to Stony Plain & Spruce Grove for shopping, dining, and amenities, 5 minutes from Cougar Creek Golf Resort for golf enthusiasts. Conveniently located off the Yellowhead and RR30, balancing accessibility with privacy.



## Essential Information

MLS® #	E4421718
Price	\$249,000
Bathrooms	0.00
Acres	7.00
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address 53512 Rr 30  
Area Rural Lac Ste. Anne County  
Subdivision None  
City Rural Lac Ste. Anne County  
County ALBERTA  
Province AB  
Postal Code T0E 0N0

## Exterior

Exterior Features Treed Lot

## Additional Information

Date Listed February 14th, 2025  
Days on Market 51  
Zoning Zone 70

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Listing information last updated on April 6th, 2025 at 8:32pm MDT