

## \$425,000 - 6818 50 Avenue, Rural Lac Ste. Anne County

MLS® #E4423432

**\$425,000**

3 Bedroom, 1.00 Bathroom, 972 sqft

Rural on 0.00 Acres

Val Quentin, Rural Lac Ste. Anne County, AB

This Waterfront home is cozy for the early retired or perfect for the starter family. Set off the shores in Lac Ste Anne, in the quiet community of Val Quentin, this 972 sf bungalow is ready for new owners. 3 bedrooms, 2 full bath completely renovated, open floor plan for living, dining and kitchen recently updated, corner fireplace in the living room and lots of bright big windows to take in the lake view every day. Lindal cedar home, comes with a large shed for storage of acquired lake toys and a sunroom off to the side to enjoy even on the rainy days or sit on the front deck and take in the sounds of the water fowl. Two grocery stores, several restaurants, library and more available just a 5 minutes drive into Alberta Beach. Only 40 minutes to Edmonton, this is the perfect place to come home to!

Built in 1982

### Essential Information

MLS® #	E4423432
Price	\$425,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	972
Acres	0.00



Year Built	1982
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	6818 50 Avenue
Area	Rural Lac Ste. Anne County
Subdivision	Val Quentin
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### **Amenities**

Features	Deck, Sunroom
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Recreation Use, Waterfront Property
Construction	Wood
Foundation	Piling

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	36
Zoning	Zone 71

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Listing information last updated on April 5th, 2025 at 3:32pm MDT