

Courtesy Of Melissa N Botha Of Local Real Estate

# \$642,000 - 6510 50 Avenue, Rural Lac Ste. Anne County

MLS® #E4419902

**\$642,000**

4 Bedroom, 3.00 Bathroom, 2,154 sqft

Rural on 0.21 Acres

Val Quentin, Rural Lac Ste. Anne County, AB

MILLION DOLLAR VIEW on this double lot, renovated 2 story located in the quiet Summer Village of VAL QUENTIN. Over the years there has been many upgrades done to this home  
Recent Upgrades include: Well ~\$20, Shingles ~\$20, Paving ~\$20, Vinyl Plank on Mn ~\$20, Hi Eff Boiler ~\$15, New HWT '16, Tuf Deck, Deck teleposts, New Blinds Kitchen & Liv Rm, FP Remote Starter ~\$20, Chain Link ~\$12, Generator (Power Plant) ~\$20, all POLY B water lines and infloor heat lines have been replaced in ~\$21. This home has also been freshly painted and modern beachy vibes in the kitchen! You will love the WATER FRONT VIEWS out of every window at this LAKEFRONT HOME plus enjoy the evenings winding down off the 3 balconies at this property. Don't forget about RV parking for friends and family to come and visit, even a better bonus no neighbors to the West. Live your best life at the Lake where you can fish (ice fish), boat, bon fires & enjoy many local festivities and shops. Why not move here and make LAKE LIFE your LIFE!

Built in 1993

## Essential Information

MLS® # E4419902

Price \$642,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,154
Acres	0.21
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	6510 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	Closet Organizers, Crawl Space, Deck, Dog Run-Fenced In, Fire Pit, Front Porch, Gazebo, No Smoking Home, Parking-Extra, Vinyl Windows
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### **Interior**

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior	Wood
Exterior Features	Beach Access, Fenced, Golf Nearby, Lake Access Property, Lake View, Landscaped, Low Maintenance Landscape, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

## Additional Information

Date Listed January 31st, 2025

Days on Market 64

Zoning Zone 71

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Listing information last updated on April 5th, 2025 at 8:32pm MDT