

# \$365,000 - 305 3 Street, Rural Lac Ste. Anne County

MLS® #E4420506

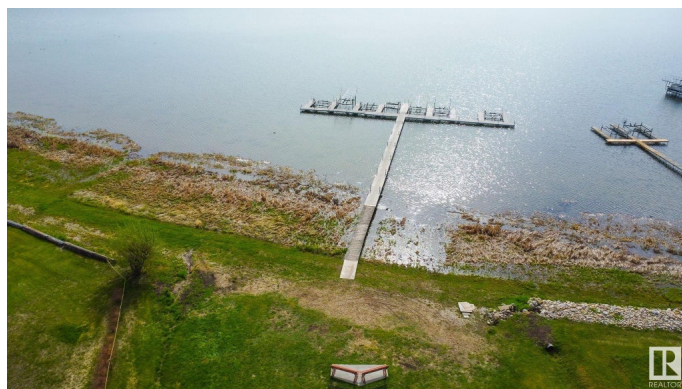
**\$365,000**

5 Bedroom, 2.00 Bathroom, 1,720 sqft

Rural on 0.18 Acres

Ross Haven, Rural Lac Ste. Anne County, AB

OWN A PIECE OF PARADISE IN ROSS HAVEN! Feel the warmth of the in-floor heat as you come home to this comfortable 1719sqft, 5-bedroom, 2-bathroom home, including private ensuite. The bright and spacious, open concept main living area, with huge kitchen island, is the perfect getaway for families or those who love hosting. In the summertime enjoy the beautiful green space that leads down to the water where your community boat dock allows access to the amazing lake activities. Water Well: Drilled in 2023 with a great flow rate. Septic System: Newly installed 1500gal holding tank (2023). Roof: Low-maintenance metal. Recent Upgrades: New skirting, deck, siding, paint, baseboards, trim, window casings, on demand hot water and an energy-efficient boiler for your in floor heat. Whether you're seeking a weekend escape or a year-round haven, this property combines modern comforts and a peaceful lakeside community.



Built in 2012

## Essential Information

MLS® #	E4420506
Price	\$365,000
Bedrooms	5
Bathrooms	2.00

Full Baths	2
Square Footage	1,720
Acres	0.18
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	305 3 Street
Area	Rural Lac Ste. Anne County
Subdivision	Ross Haven
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0A 0E0

### **Amenities**

Features	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Tankless, Lake Privileges, No Smoking Home, Vinyl Windows
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### **Interior**

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Lake Access Property, Picnic Area
Construction	Wood
Foundation	Piling

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	59

## Zoning

## Zone 71

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Listing information last updated on April 6th, 2025 at 3:47pm MDT