

# **\$548,800 - 5622 & 5623 49 Street, Rural Lac Ste. Anne County**

MLS® #E4422496

**\$548,800**

4 Bedroom, 2.00 Bathroom, 1,940 sqft

Rural on 1.00 Acres

Sunset Point, Rural Lac Ste. Anne County, AB

This home exudes a Jasper-like ambiance, surrounded by mature trees and an open space within a cedar fence for ultimate privacy. Spanning one acre, the property stands as a jewel of Sunset Point. Nestled in a keyhole crescent, it offers a sense of peace, tranquility, and serenity. The stunning cedar home features three bedrooms plus a loft bedroom, maintaining its timeless charm both inside and out. Inside, you'll find a spacious living room with a fireplace and vaulted ceiling, a kitchen equipped with a wall pantry and built-in oven, and a bright eating area with numerous windows and skylights. A generous deck overlooks a garden brimming with flowers and bushes. Additional features include a 24x28 garage, a paved driveway, and park easements for added privacy. The fence has three entry gates with room for RV parking. The property is conveniently located just 1.5 blocks from a private beach area on Lac Ste Anne Lake and is close to all amenities. The home is move-in ready . 35 mins to Edm or St Albert

Built in 1983

## **Essential Information**

MLS® #

E4422496



Price	\$548,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,940
Acres	1.00
Year Built	1983
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	5622 & 5623 49 Street
Area	Rural Lac Ste. Anne County
Subdivision	Sunset Point
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### **Amenities**

Features	Air Conditioner, Deck
Parking Spaces	2

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Cul-De-Sac, Lake Access Property, Private Setting, Recreation Use
Construction	Wood
Foundation	Concrete Perimeter, Piling

### **Additional Information**

Date Listed February 21st, 2025

Days on Market 59

Zoning Zone 71

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