

Courtesy Of Deborah L Gouin Of Century 21 Masters

\$399,900 - 36 55022 Ste. Anne Trail, Rural Lac Ste. Anne County

MLS® #E4423886

\$399,900

4 Bedroom, 2.00 Bathroom, 976 sqft
Rural on 0.21 Acres

Sunset Point, Rural Lac Ste. Anne County, AB

EXCEPTIONAL VIEWS, EXCEPTIONAL VALUE are offered in this WELL cared for, one owner lakefront home! 4 bdrms, 2 baths - with vaulted ceilings, loads of natural light & a covered deck off the primary bedroom - provide ample accommodations for your family while the ENTIRE LOWER LEVEL provides an amazing wide open space for the clan to gather! A large European-designed kitchen, HUGE living room /dining area with loads of storage space look out to the water-facing deck & lovely yard beyond! With in-floor heating on the upper level & hot-water heating on the lower level, this home has a drilled well & is connected to municipal sewer system. Recent upgrades incl: most windows (except patio doors), Hot Water on Demand system, flooring on lower level, connected to municipal sewer all within last 4 years. Roof was re-shingled (35 yr shingles) approx. 10 years ago. Conveniently located a short 25 min drive to Stony Plain & Spruce Grove, this well-priced waterfront home may be just what you've been searching for!

Built in 1989

Essential Information

MLS® # E4423886



Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	976
Acres	0.21
Year Built	1989
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

Community Information

Address	36 55022 Ste. Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	Sunset Point
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A1

Amenities

Features	Off Street Parking, Deck, Fire Pit, Hot Water Instant, Hot Water Natural Gas, Hot Water Tankless, Skylight, Vaulted Ceiling, Vinyl Windows, Walkout Basement
----------	--

Interior

Interior Features	ensuite bathroom
Heating	Hot Water, Natural Gas, Water
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Beach Access, Boating, Hillside, Lake Access Property, Lake View, Not Fenced, Recreation Use, Shopping Nearby, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed March 3rd, 2025

Days on Market 40

Zoning Zone 71

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 12th, 2025 at 3:47pm MDT