\$119,900 - 23 55022 Ste. Anne Trail, Rural Lac Ste. Anne County

MLS® #E4428483

\$119,900

1 Bedroom, 1.00 Bathroom, 840 sqft Rural on 0.29 Acres

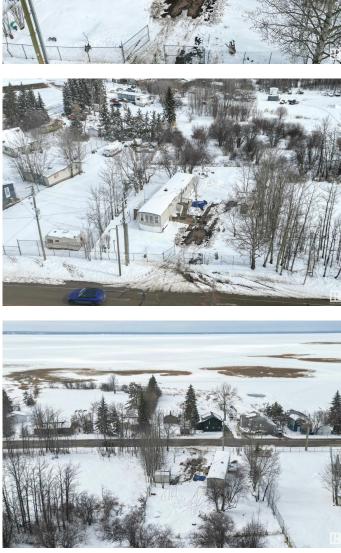
None, Rural Lac Ste. Anne County, AB

Fix 'er up or knock 'er down! Great lot with full services in Gunn, located right across from Lac Ste Anne, offers partial lake views! There is an older mobile home on the property that is currently of little value but could be brought back to life with some TLC and imagination! The lot is almost 1/3 of an acre and is fenced, providing endless possibilities and loads of parking...could be a great spot for your RV! Located right in the Hamlet of Gunn, this property is a short walk to the local store and restaurant, as well as the day-use picnic spot right on the water's edge! With direct access to Highway 43, this great spot could be just the diamond in the rough you've been waiting for! (Please note: Property is an Estate Sale being sold AS IS, WHERE IS, NO WARRANTIES OR REPRESENTATIONS)

Built in 1978

Essential Information

| MLS® # | E4428483 |
|----------------|-----------|
| Price | \$119,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 840 |



| Acres | 0.29 |
|------------|------------------------|
| Year Built | 1978 |
| Туре | Rural |
| Sub-Type | Detached Single Family |
| Style | Hillside Bungalow |
| Status | Active |

Community Information

| 23 55022 Ste. Anne Trail |
|----------------------------|
| Rural Lac Ste. Anne County |
| None |
| Rural Lac Ste. Anne County |
| ALBERTA |
| AB |
| T0E 1A0 |
| |

Amenities

| Features See R | emarks |
|----------------|--------|
|----------------|--------|

Interior

| Forced Air-1, Natural Gas |
|---------------------------|
| 1 |
| Yes |
| None, No Basement |
| |

Exterior

| Exterior Features | Backs Onto Park/Trees, Boating, Fenced, Flat Site, Lake View, Picnic |
|--------------------------|--|
| | Area, Recreation Use, Shopping Nearby |
| Foundation | See Remarks |

Additional Information

| Date Listed | April 1st, 2025 |
|----------------|-----------------|
| Days on Market | 3 |
| Zoning | Zone 70 |

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Listing information last updated on April 4th, 2025 at 6:32pm MDT