

# **\$799,000 - 224 55101 Ste. Anne Trail, Rural Lac Ste. Anne County**

MLS® #E4420513

**\$799,000**

4 Bedroom, 3.00 Bathroom, 1,436 sqft

Rural on 0.29 Acres

Estates At Waters Edge, Rural Lac Ste. Anne County, AB

Welcome to The Estates at Waters Edge, a lakeside community with marina, outdoor pool and beachside park! This WALK OUT BUNGALOW features 4 bedrooms, 3 bathrooms, dbl attached garage and sits at over 1400 sqft with a total of 2800 sqft of living space with the walkout BSMT. Upon entering this home you are greeted with vaulted ceilings and contemporary finishings, luxury vinyl plank flooring, and STUNNING lake views! The spacious open concept main floor boasts a chefs kitchen with stone counters, beautiful cabinetry, SS appliances, floor to ceiling fireplace in living room with access to your outdoor patio, PERFECT for entertaining! The master suite features SPA like ensuite, walk-in closet and spacious bedroom with tons of natural light and patio access. Finishing off the main level is the second bedroom, main bath and laundry room! The walkout bsmt continues the entertaining ease with LARGE rec room, 2 more bedrooms and full bath! Outside is fully landscaped with fire pit and covered patio! MOVE IN READY

Built in 2022

## **Essential Information**



MLS® #	E4420513
Price	\$799,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,436
Acres	0.29
Year Built	2022
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	224 55101 Ste. Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	Estates At Waters Edge
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A1

### Amenities

Features	Club House, Deck, Pool-Outdoor, R.V. Storage, Vaulted Ceiling, Walkout Basement
----------	---

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Boating, Gated Community, Golf Nearby, Lake Access Property, Lake View, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Waterfront Property

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 6th, 2025
Days on Market	85
Zoning	Zone 71
Condo Fee	\$221

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 May 1st, 2025 at 10:47pm MDT