

## **\$579,900 - 5619 49 Street, Rural Lac Ste. Anne County**

MLS® #E4421462

**\$579,900**

3 Bedroom, 2.00 Bathroom, 1,440 sqft

Rural on 0.46 Acres

Sunset Point, Rural Lac Ste. Anne County, AB

QUICK POSSESSION. BRAND NEW CUSTOM BUILT 1440 SqFt BUNGALOW w DOUBLE GARAGE tucked on .46 ACRES surrounded by TREES!! WIDE OPEN DESIGN CONCEPT, VAULTED ceiling, LUXURY vinyl plank flooring, BIG windows, abundance of NATURAL LIGHT, 8' QUARTZ topped peninsula island, SHAKER style kitchen cabinets, 4 pc STAINLESS STEEL appliance package, walk-in PANTRY, 3 bedrooms, 4 pc main bath, 4 pc ENSUITE. DRYWALLED basement w BIG windows, 9' ceiling, utility rm, plumbed for 4 pc bath & designed for future WIDE OPEN great rm. 12x24 COVERED deck, 6x33 OPEN deck, gravelled driveway, 100 AMP power service, DRILLED WELL that produces an INCREDIBLE 15 GPM, MUNICIPAL sewer. 24x24 detached GARAGE w 10' walls. Private, pie shaped SUNSET POINT lot backs onto Municipal PARK land & TREED walking path leading to the SHORES of LAC STE ANNE! Located in a PAVED cul-de-sac, close to schools & Alberta Beach's AMENITIES, golf, boat launch & only 40 min west of Edm. Price includes GST, rebate back to builder. Some photos virtually staged.

Built in 2025

### **Essential Information**

MLS® #

E4421462



|                |                        |
|----------------|------------------------|
| Price          | \$579,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,440                  |
| Acres          | 0.46                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 5619 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 | Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, HRV System, 9 ft. Basement Ceiling |
|----------|--|

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Beach Access, Boating, Golf Nearby, Lake Access Property, No Back Lane, No Through Road, Paved Lane, Private Setting, Schools, Shopping Nearby |
| Construction      | Wood  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 13th, 2025

Days on Market                78

Zoning                              Zone 71

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Listing information last updated on May 1st, 2025 at 10:47pm MDT