

## \$675,000 - 311 55504 Rr 13, Rural Lac Ste. Anne County

MLS® #E4423851

**\$675,000**

3 Bedroom, 2.00 Bathroom, 1,584 sqft

Rural on 2.62 Acres

Tree Farm Estates, Rural Lac Ste. Anne County, AB

**IMMEDIATE POSSESSION! 2.62 ACRES** enveloped by a majestic treed paradise! Quality custom built walkout bungalow, just under 1600 sq ft, nestled in nature. Modern country charm, featuring a grand floor to ceiling wood burning stone fireplace. Beautiful vaulted ceilings, an open concept living, kitchen and dining that flow functionally and beautifully. Three bedrooms up, featuring a 5 pc spa-like ensuite, and a full 4 pc main bath. Unspoiled walkout basement is framed in for a 4th bedroom, laundry and a large future family room! The backyard oasis is adorned by the massive 12 x 22 deck on a concrete pad overlooking your trees of many varieties! The builder provides Progressive New Home Warranty. GST is included in the purchase price. Enjoy the breathtaking landscape, it's not as far out as you think! \*some photos are taken from a mirrored floorplan to highlight virtual options for placement of furniture\*

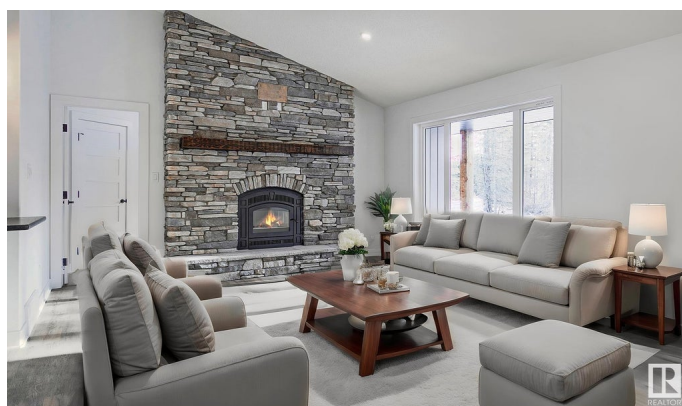
Built in 2024

### Essential Information

MLS® # E4423851

Price \$675,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,584                  |
| Acres          | 2.62                   |
| Year Built     | 2024                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 311 55504 Rr 13            |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Tree Farm Estates          |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1V0                    |

### Amenities

|          |   |
|----------|---|
| Features | Closet Organizers, Front Porch, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement |
|----------|---|

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, No Back Lane, Park/Reserve, Private Setting, Recreation Use, Treed Lot |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | March 4th, 2025 |
|-------------|-----------------|

Days on Market 58

Zoning Zone 70

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Listing information last updated on May 1st, 2025 at 12:32am MDT