

# **\$450,000 - 300 Valking Road, Rural Lac Ste. Anne County**

MLS® #E4427798

**\$450,000**

1 Bedroom, 2.00 Bathroom, 1,607 sqft

Rural on 0.64 Acres

West Cove, Rural Lac Ste. Anne County, AB

This beautiful LOG home awaits you here in the Summer Village of West Cove. Situated on just over half an acre, this uniquely-designed property features a wrap-around deck with doors & windows throughout, offering natural light & views from every vantage point. The interior showcases an open layout, vaulted ceilings, in-floor heat, 2 living rooms (one of which has a cozy wood burning stove), a great kitchen with center island, built-in appliances & separate dinette, a king-sized owner's suite with 4pc ensuite, a finished basement, and ICF foundation. Outside you'll find raised planters, mature trees & shrubs, and the quaintest little 350 sqft cabin highlighting a kitchen, bed, & 3pc bath – perfect for guests or family! Whether you're a watersport enthusiast or enjoy the more peaceful sounds of nature, all are available to you here on the southern shores of Lac Ste. Anne!

Built in 2009

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4427798  |
| Price     | \$450,000 |
| Bedrooms  | 1         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,607                  |
| Acres          | 0.64                   |
| Year Built     | 2009                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 300 Valking Road           |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | West Cove                  |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0A2                    |

### Amenities

|          |   |
|----------|---|
| Features | Deck, Front Porch, Guest Suite, Lake Privileges, No Smoking Home, Parking-Extra, R.V. Storage, Vaulted Ceiling, See Remarks |
|----------|---|

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | ensuite bathroom                  |
| Heating           | In Floor Heat System, Natural Gas |
| Fireplace         | Yes                               |
| Stories           | 2                                 |
| Has Basement      | Yes                               |
| Basement          | Partial, Finished                 |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Corner Lot, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Recreation Use, Treed Lot, See Remarks |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter, Insulated Concrete Form  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 27th, 2025 |
|-------------|------------------|

Days on Market 106

Zoning Zone 71

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Listing information last updated on July 11th, 2025 at 2:17pm MDT