

# **\$675,000 - 55502 Nikoodi Road, Rural Lac Ste. Anne County**

MLS® #E4429301

**\$675,000**

4 Bedroom, 2.50 Bathroom, 1,038 sqft

Rural on 23.01 Acres

Lac Ste Anne, Rural Lac Ste. Anne County,  
AB

**NEW EXTERIOR PAINT AND SHINGLES -**

photos to be updated soon! 4 bedroom, 2  
1/2 bathroom updated home on 22 acres with  
a 3750 sqft (50x75) COMMERCIAL SHOP.

Work and live on this fabulous property with  
tons of potential and opportunity. 2176 sq ft of  
living space on both levels. New flooring, vinyl  
windows, counters and cabinets. Garden plot,  
cold room, garage/shed and RV parking, small  
pond and backyard fire pit area. Insulated,  
heated shop with 22' ceiling has 6" concrete  
pad with floor drain and sump, 14,000 lb  
2-post lift, mezzanine, 2-pc bathroom, 150psi  
120 gal 10hp air compressor, welding area  
with venting, return air, overhead radiant  
heater and forced air furnace, on-demand hot  
water tank. 20'x16' main door, 14'x14' side  
door and 3 entry doors. Great family home  
with lots of space. Property comes with huge  
topsoil pile which could be sold for extra  
income.

Built in 1984

## **Essential Information**

MLS® #	E4429301
Price	\$675,000
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,038
Acres	23.01
Year Built	1984
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	55502 Nikoodi Road
Area	Rural Lac Ste. Anne County
Subdivision	Lac Ste Anne
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0X0

### Amenities

Features	Deck, Front Porch
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### Interior

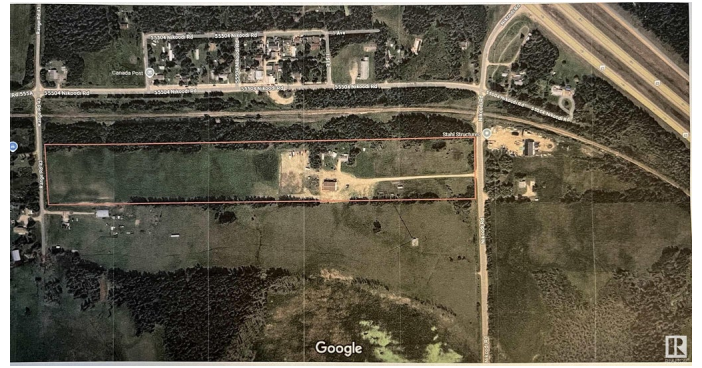
Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Level Land, Recreation Use, Stream/Pond, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	April 5th, 2025
Days on Market	151
Zoning	Zone 71



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Listing information last updated on September 3rd, 2025 at 3:48pm MDT