

## \$549,000 - 57013 Rr 70, Rural Lac Ste. Anne County

MLS® #E4429744

**\$549,000**

3 Bedroom, 2.00 Bathroom, 2,648 sqft

Rural on 4.00 Acres

None, Rural Lac Ste. Anne County, AB

**CONTRACTOR'S DREAM HOME!!** Fully fenced 4 acres (6 ft. picket privacy fence) 1/2 mile from town (Sangudo) and 4 lane highway (43) and a nine iron shot to the Pembina River. 2600 sq. ft. house with an attached, heated 2400 sq. ft. garage plus a detached double garage. Two greenhouses. Firepit. 3 Bedrooms, 2 bathrooms. Sunroom. Tyndall stone patio and driveway. One hour from Edmonton, 1/2 hour from Whitecourt or Barrhead.

Built in 1938

### Essential Information

MLS® #	E4429744
Price	\$549,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,648
Acres	4.00
Year Built	1938
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	57013 Rr 70
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 2A0

### **Amenities**

Features	Barbecue-Built-In, Dog Run-Fenced In, Fire Pit, No Smoking Home, R.V. Storage, Sunroom, Workshop, See Remarks, Exterior Walls 2"x10"
Parking Spaces	12

### **Interior**

Heating	Forced Air-1, Propane
Stories	2
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, No Through Road, Recreation Use, River Valley View, Schools, Shopping Nearby, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	97
Zoning	Zone 70

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