

\$245,000 - 303 3rd Street, Rural Lac Ste. Anne County

MLS® #E4430920

\$245,000

2 Bedroom, 1.00 Bathroom, 684 sqft

Rural on 0.18 Acres

Yellowstone, Rural Lac Ste. Anne County, AB

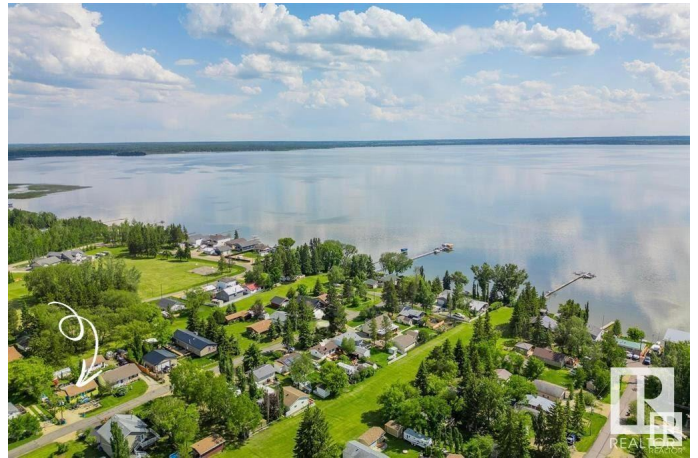
Charming year round cottage just a Stone's throw from the shores of Lac Ste. Anne, with a spot for your boat on The Village's Dock available to you. Start your family's LAKE LIFE journey w/this cozy 2bed Bungalow located in the SUMMER VILLAGE of YELLOWSTONE backing onto a green space that takes you right to the waters edge. Less than an hour from Edmonton & move in ready featuring extensive upgrades to the home including: new bathroom, kitchen, updated fixtures, NEW flooring throughout, Astoria lighting, upgraded walls & insulation, NEW HE furnace, A/C, fuse box/wiring throughout, new wood stove w/chimney & fire guard, hot water tank, shingles, hot tub & outside gazebo plus a fresh coat of paint inside & out! Enjoy an outdoor paradise w/lavish perennial gardens providing a cover of privacy & offering a spectacular rainbow of summer color for your enjoyment! Seize this incredible opportunity to invest in endless summer adventures with family & friends and make this charming lake retreat your own!

Built in 1955

Essential Information

MLS® # E4430920

Price \$245,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	684
Acres	0.18
Year Built	1955
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	303 3rd Street
Area	Rural Lac Ste. Anne County
Subdivision	Yellowstone
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

Amenities

Features	Crawl Space, Deck, Vinyl Windows
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Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Boating, Flat Site, Lake Access Property, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Recreation Use
Construction	Wood
Foundation	See Remarks

Additional Information

Date Listed April 15th, 2025
Days on Market 88
Zoning Zone 71



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Listing information last updated on July 12th, 2025 at 12:17am MDT