

# **\$1,100,000 - 212 54304 Rge Road 12, Rural Lac Ste. Anne County**

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MLS® #E4433288

**\$1,100,000**

3 Bedroom, 3.00 Bathroom, 2,804 sqft

Rural on 38.61 Acres

Crystal Lake Estate, Rural Lac Ste. Anne County, AB

Amazing Property on 38.61 Acres in Crystal Lake Estates with Lake Access! Private Setting with Gated Entrance & Tree lined Winding Driveway. NEW 40'x25' Shop w/Custom Chicken Coop. Covered Concrete Patio with Asphalt Drive. Detached Dbl Garage/Workshop 40'x25' w/ Root Cellar/Bunker with Greenhouse. Immaculate 2,800 sf Bungalow Features Masonry Brick Fireplace (12hrs of heat/burn), In-floor Heating & Individual A/C Room Controls. Massive Kitchen w/Loads of Storage, Huge Island has Full Sized Prep Sink! Plus Walk-In Pantry. Garden Doors off Living Rm & Dining Area to Your Backyard Stone Patio w/Fire Pit & Gazebo w/Power. Exposed Brick Fireplace adds Character & Warmth to the Primary Suite w/Walk-In Closet & 3PC Bath. Two more Great Sized Bedrms & 4PC Bath, Soaker Tub. Huge NEW Family Rm to Enjoy! Also Laundry Rm, Office, & 3PC Bath. All Windows have Protective Roll Shutters. Fruit Trees & Garden Protected by Game-Proof Fence, 3 Chicken Coops, & 4Kms of Groomed Walking Trails to Rejuvenate & Explore Nature!!

Built in 2000

## **Essential Information**



MLS® #	E4433288
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,804
Acres	38.61
Year Built	2000
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	212 54304 Rge Road 12
Area	Rural Lac Ste. Anne County
Subdivision	Crystal Lake Estate
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V2

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Closet Organizers, Fire Pit, Gazebo, Insulation-Upgraded, Lake Privileges, No Smoking Home, Patio, R.V. Storage, Skylight, Vaulted Ceiling, Workshop, HRV System
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### Interior

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Wood Stove, Natural Gas, Solar
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Boating, Environmental Reserve, Fruit Trees/Shrubs, Lake Access Property, Landscaped,

Private Setting, Rolling Land, Treed Lot, Vegetable Garden

Construction Wood

Foundation Slab

### **Additional Information**

Date Listed April 29th, 2025

Days on Market 1

Zoning Zone 70

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Listing information last updated on April 30th, 2025 at 8:02am MDT