

Courtesy Of Kerry R Pfannmuller Of Century 21 Leading

# **\$599,649 - 24 54514 Rge Road 12, Rural Lac Ste. Anne County**

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MLS® #E4434056

**\$599,649**

3 Bedroom, 2.50 Bathroom, 1,536 sqft

Rural on 3.58 Acres

Tuscany Hills (Lac Ste. Anne), Rural Lac Ste. Anne County, AB

Nestled on 3.58 acres of serene, tree-lined property, this stunning 2-storey home offers the perfect blend of modern comfort and natural beauty. Surrounded by mature trees and peaceful scenery, youâ€™ll enjoy unmatched privacy and tranquility just minutes from nature trails and outdoor adventures. Inside, the heart of the home is a contemporary chefâ€™s kitchen featuring sleek stainless steel appliances, ample cabinetry, and walk thru pantry. The open-concept design is perfect for entertaining. Upstairs, you'll find three generously sized bedrooms â€“ ideal for a growing family or guests. The walkout basement offers endless possibilities for additional living space, a home gym, or a cozy recreation area or add 2 additional bedrooms. Oversized double heated garage is keeps the car dry and warm or a great place to tinker on projects. RV parking, room to roam, , this is a rare opportunity to enjoy country living with all the modern conveniences in a very quiet community!



Built in 2015

## **Essential Information**

MLS® #	E4434056
Price	\$599,649
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,536
Acres	3.58
Year Built	2015
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	24 54514 Rge Road 12
Area	Rural Lac Ste. Anne County
Subdivision	Tuscany Hills (Lac Ste. Anne)
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V2

### Amenities

Features	Deck, Detectors Smoke, Walkout Basement
Parking Spaces	8

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Private Setting, Rolling Land, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 2nd, 2025  
Days on Market      45  
Zoning                Zone 70

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