

# \$685,000 - 612 6 Street, Rural Lac Ste. Anne County

MLS® #E4434890

**\$685,000**

3 Bedroom, 2.00 Bathroom, 2,170 sqft

Rural on 0.15 Acres

Yellowstone, Rural Lac Ste. Anne County, AB

Looking for a tranquil, waterfront retreat a short distance from the hectic pace of urban life in a quiet community? This year-round residence is ideal as a primary home, well-suited for remote work OR a recreational escape without giving up modern connections. Step into a large foyer, first impression featuring an open and spacious layout with the home radiating natural light and lovely views. The kitchen is equipped with a gas stove and waterfall island from which the living and dining areas flow seamlessly. Also found on the main floor is a primary bdrm, 4-pc bath and laundry. The upper floor includes additional bedrooms, a remarkable family room with-a-view, another 4-pc bath & a versatile loft space suitable for storage, playroom, office or extra bedroom. The lakeside covered deck provides an excellent venue for relaxation or outdoor cooking while enjoying lake activities. A double attached heated garage adds further convenience. Near Gunn & Onoway, there is easy access to Stony Plain & Spruce Grove.

Built in 1979

## Essential Information

MLS® # E4434890

Price \$685,000

Bedrooms 3



### Know What You are Purchasing

Aside from a view, it's important to understand the pros-and-cons of living by the water.

Ideally you want to, with confidence, know what you are dealing with. Current owners have lived here year-round for more than 20 years. They have had the advantage of watching the ebbs and flows of lake water, rainwater, ice, homes...and are willing to share with you!

Free & valuable knowledge for your lakefront searches. Further questions? Please ask!



"We wish you the very best with the hope you too get to appreciate & enjoy this home, property, lake & community as much as our family has for decades"

- Did you know Yellowstone has some of the best access to Lac Ste Anne & natural shelter from the prevailing winds?
  - Tucked into a natural recess of land, sloping down to the water, the surrounding topography helps to deflect the most common wind flows
  - Summer/Fall
    - Deep water shelf offshore for great fishing
    - Water depth changes more so than adjacent communities: you will notice the lack of natural weed-growth & underwater hazards (boulders)
    - Safer for your boat & better for water sports
    - Lay of the land accommodates natural fluctuations in lake levels without negatively affecting access nor risks to home

Bathrooms	2.00
Full Baths	2
Square Footage	2,170
Acres	0.15
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	612 6 Street
Area	Rural Lac Ste. Anne County
Subdivision	Yellowstone
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1E0

### Amenities

Features	Crawl Space, Deck, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks

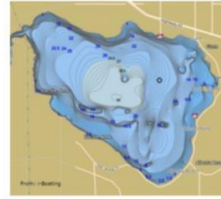
### Exterior

Exterior	Wood
Exterior Features	Beach Access, Lake Access Property, Lake View, Landscaped, Playground Nearby, Recreation Use, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 7th, 2025
Days on Market	67

- Winter/Spring
  - Property protected from the northerly winds
  - Deep water shelf offshore also great for ice fishing
  - Great ski-doo'ing & build an ice rink out front
  - Ice breakup gets blown to, and piles up on, adjacent communities' shores eroding shoreline & causing damages to anything left in it's path – the shores of Yellowstone remain clear



- Quiet Community
  - Weekdays you have virtually no one on the lake
  - Weekends you get to enjoy the boats in the distance
  - East property line borders public lot which is barely used – locals come to enjoy a sunset now and again – otherwise, extra green space for you to enjoy
  - Riparian rights to where the upland vegetation meets the water
- Additional
  - Crawlspace has never flooded in the 20 yrs owners have lived here and is not a damp space. It was improved a few years back (new 10mil vapour barrier on floor). The sump pump turns on at most a half dozen times a year, even in wet years
  - Pier installed is shared by 4 lakefront owners so 25% ownership. Everyone helps (current owners & 3 homes to west) with seasonal install and removal (lots of help)
  - Boat lift onsite is for sale \$4250
  - Sea-Doo lift is NOT for sale

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Listing information last updated on July 13th, 2025 at 5:17am MDT