

## \$674,800 - 311 55504 Rr 13, Rural Lac Ste. Anne County

MLS® #E4435407

**\$674,800**

3 Bedroom, 2.00 Bathroom, 1,584 sqft

Rural on 2.62 Acres

Tree Farm Estates, Rural Lac Ste. Anne County, AB

**IMMEDIATE POSSESSION! 2.62 ACRES** enveloped by a majestic treed paradise! Quality custom built walkout bungalow, just under 1600 sq ft, nestled in nature. Modern country charm, featuring a grand floor to ceiling wood burning stone fireplace. Beautiful vaulted ceilings, an open concept living, kitchen and dining that flow functionally and beautifully. Three bedrooms up, featuring a 5 pc spa-like ensuite, and a full 4 pc main bath. Unspoiled walkout basement is framed in for a 4th bedroom, laundry and a large future family room! The backyard oasis is adorned by the massive 12 x 22 deck on a concrete pad overlooking your trees of many varieties! The builder provides Progressive New Home Warranty. GST is included in the purchase price. Enjoy the breathtaking landscape, it's not as far out as you think! \*some photos are taken from a mirrored floorplan to highlight virtual options for placement of furniture\*

Built in 2024

### Essential Information

MLS® #	E4435407
Price	\$674,800
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,584
Acres	2.62
Year Built	2024
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	311 55504 Rr 13
Area	Rural Lac Ste. Anne County
Subdivision	Tree Farm Estates
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

### Amenities

Features	Closet Organizers, Front Porch, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, No Back Lane, Park/Reserve, Private Setting, Recreation Use, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 9th, 2025
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Days on Market 118

Zoning Zone 70

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Listing information last updated on September 3rd, 2025 at 11:47pm MDT