

\$199,900 - 9517 Twp 572, Rural Lac Ste. Anne County

MLS® #E4438845

\$199,900

2 Bedroom, 1.00 Bathroom, 1,440 sqft

Rural on 9.64 Acres

None, Rural Lac Ste. Anne County, AB

Affordable Acreage with Rental Income & Room for Animals Great opportunity to own a well-priced acreage with updates, outbuildings, and rental income potential. The home features a newer mid-efficiency furnace, updated flooring and cabinets, stainless steel appliances, and a Blaze King wood stove (2023). Natural gas has been brought in, along with a new water line and auto waterer in the pens. The property is perimeter fenced, partially fenced for horses, and includes multiple corrals and approx. 7 acres of pasture. The 32' x 28' heated shop has radiant heat, concrete floor, 10' door, lean-to, and includes a compressor and fridge. Also comes with temporary panels, chicken coop, feeders, and a John Deere riding mower. Enjoy southern views from the covered deck and built-in hot tub (leak needs repair). Some TLC needed, but lots of potential here. Currently rented for \$1,650/monthâ€”great option for investors or owner-occupiers. Located just 20 mins from Mayerthorpe and 30 mins from Whitecourt.

Built in 1972

Essential Information

MLS® # E4438845

Price \$199,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,440
Acres	9.64
Year Built	1972
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9517 Twp 572
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1N0

Amenities

Features	Deck, Fire Pit
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Interior

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

Exterior

Exterior Features	Fenced, Level Land, Picnic Area, Private Setting, Recreation Use, Treed Lot
Foundation	Block

Additional Information

Date Listed	May 26th, 2025
Days on Market	50
Zoning	Zone 70

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