

# **\$365,000 - 104 54425 Ste. Anne Trail, Rural Lac Ste. Anne County**

MLS® #E4440043

**\$365,000**

2 Bedroom, 1.00 Bathroom, 969 sqft

Rural on 1.58 Acres

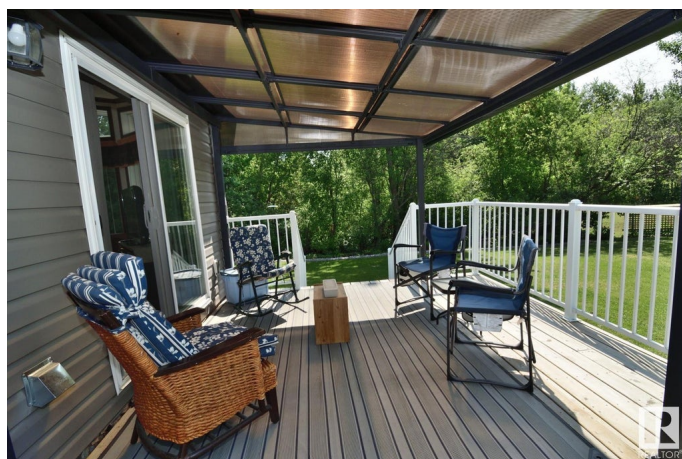
Lakeview Place, Rural Lac Ste. Anne County, AB

Total serenity awaits you in this beautifully maintained lake house by Moduline Homes. Large lot with double detached garage, work shed, wood shed, container shed and enchanting landscaping. House has a large deck (12'x33') running along almost entire front of the building and covered in part by large retractable panels awning. Gorgeous interior with abundance of elegant cabinetry, newer appliances, large windows, skylight over kitchen, vinyl flooring, and wood burning stove. Drilled well, two septic tanks, propane tank for your current furnace or natural gas line ready for you to switch. There is also a possibility to acquire adjacent lot.

Built in 2016

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4440043  |
| Price          | \$365,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 969       |
| Acres          | 1.58      |
| Year Built     | 2016      |



|          |                        |
|----------|------------------------|
| Type     | Rural                  |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 104 54425 Ste. Anne Trail  |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Lakeview Place             |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0A0                    |

### Amenities

|          |  |
|----------|--|
| Features | Deck, Detectors Smoke, Fire Pit, Parking-Extra, R.V. Storage, Skylight, Workshop |
|----------|--|

### Interior

|              |                                    |
|--------------|------------------------------------|
| Heating      | Forced Air-1, Propane, See Remarks |
| Fireplace    | Yes                                |
| Stories      | 1                                  |
| Has Basement | Yes                                |
| Basement     | None, No Basement                  |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood                             |
| Exterior Features | Fenced, Landscaped, No Back Lane |
| Construction      | Wood                             |
| Foundation        | Piling                           |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 71        |

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Listing information last updated on June 16th, 2025 at 10:47pm MDT