

# **\$250,000 - 102 56227 Hwy 33, Rural Lac Ste. Anne County**

MLS® #E4440439

**\$250,000**

2 Bedroom, 1.00 Bathroom, 1,024 sqft

Rural on 1.20 Acres

Rich Valley, Rural Lac Ste. Anne County, AB

2 bedroom bungalow on 1.2 acres in the quiet hamlet of Rich Valley. This EXCEPTIONALLY WELL MAINTAINED property has SO MUCH TO OFFER. This charming home has 2 large bedrooms on the main floor, bathroom with a private urinal, dumbwaiter to the basement, built-in vacuum system, roll shutters, cold room, transfer switch for generator connection, built-in safe, air conditioning, new tub & surround, new water heater, new shingles, new appliances, some new windows, large yard, large garage/workshop has 60 amp service with 2 bays - 1 heated - each bay approx 20'x30', heated bay has radiant heater & on-demand hot water tank, chicken coop, potting shed, tarp storage sheds, sea can storage, rainwater collection system and more.

Community hall, library and mailboxes are within walking distance.

Built in 1980

## **Essential Information**

MLS® #	E4440439
Price	\$250,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	1,024
Acres	1.20
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	102 56227 Hwy 33
Area	Rural Lac Ste. Anne County
Subdivision	Rich Valley
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### Amenities

Features	Air Conditioner, No Animal Home, No Smoking Home, Workshop
Parking Spaces	6

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, No Through Road
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 5th, 2025
Days on Market	11
Zoning	Zone 70

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