

# \$125,000 - 82 4418 Hwy 633, Rural Lac Ste. Anne County

MLS® #E4441166

**\$125,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.60 Acres

Birchwood Estates, Rural Lac Ste. Anne County, AB

Over a half an acre of Lakefront property (.6) located in a quiet lake community of Birchwood Estates, in Lac Ste Anne. Boat Launch area, large community gazebo park, quiet neighborhood!! Only 40 minutes to west Edmonton, you can take this lot to build your dream home or just use it for your recreational get away. Fully treed with mature trees this lot measures 105' wide in the front and 312.8' in length so great building lot with the lake as your window view! Enjoy boating, fishing, ski-doo and all that the recreational living has to offer. Power and Gas are to the property line. Taxes will go down substantially if lot is improved! Millrate much higher for "vacant" land.



## Essential Information

MLS® #	E4441166
Price	\$125,000
Bathrooms	0.00
Acres	0.60
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information



Address	82 4418 Hwy 633
Area	Rural Lac Ste. Anne County
Subdivision	Birchwood Estates
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0L0

### **Exterior**

Exterior Features    Recreation Use, Treed Lot, Waterfront Property

### **Additional Information**

Date Listed	June 7th, 2025
Days on Market	67
Zoning	Zone 71

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Listing information last updated on August 13th, 2025 at 3:02am MDT