

\$459,900 - 4407 47 Avenue, Rural Lac Ste. Anne County

MLS® #E4451165

\$459,900

3 Bedroom, 2.00 Bathroom, 1,226 sqft

Rural on 0.00 Acres

Alberta Beach, Rural Lac Ste. Anne County,
AB

Entering this home is like walking into a Homes & Gardens magazine! Wow!! It's a must see property. Pride of ownership is evident in every detail of this custom built, vaulted bungalow w/2 car garage. Open concept w/vaulted great rm, luxury vinyl plank flooring, raked windows allowing an abundance of natural light, 8' quartz topped peninsula island, white subway tiled backsplash, Thermofoil shaker style kitchen cabinets, 4 pc stainless steel appliance package, washer & dryer, gas fireplace, 3 bedrooms, 4 pc main bath, 4 pc ensuite w/double sinks and a 60x36 walk-in shower. The vaulted great room opens to an amazing wrap around deck - 414 sqft of open deck to soak up the sun or snuggle up w/a good book under the 12'x21' covered deck & enjoying the beauty of nature, landscaped & fenced yard, gravelled driveway, 100 AMP power service, 1700 gallon cistern & municipal sewer. Just 1.5 blocks to the lake! Close to all amenities - grocery stores, restaurants, gas station, the main beach area, schools & golfing.

Built in 2024

Essential Information

MLS® # E4451165

Price \$459,900



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,226 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 4407 47 Avenue |
| Area | Rural Lac Ste. Anne County |
| Subdivision | Alberta Beach |
| City | Rural Lac Ste. Anne County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 0A0 |

Amenities

| | |
|----------|---|
| Features | Off Street Parking, Closet Organizers, Crawl Space, Deck, Detectors Smoke, Exterior Walls- 2"x6", Low Flw/Dual Flush Toilet, Vaulted Ceiling, Vinyl Windows, HRV System |
|----------|---|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped |
| Construction | Wood |
| Foundation | Piling |

Additional Information

Date Listed August 5th, 2025

Days on Market 2

Zoning Zone 71

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Listing information last updated on August 7th, 2025 at 11:48am MDT