

\$599,900 - 17 54422 Rge Road 13, Rural Lac Ste. Anne County

MLS® #E4451180

\$599,900

3 Bedroom, 2.50 Bathroom, 2,420 sqft

Rural on 3.40 Acres

Knob Hill, Rural Lac Ste. Anne County, AB

Nestled in a quiet cul-de-sac in Knob Hill Acres (Part of Glory Hills, NW of Edmonton), this custom-built acreage home is surrounded by a serene aspen forest. A spacious entry with vaulted ceilings leads into a cozy living room featuring a gas fireplace with slate tile and maple accents, plus red maple flooring. The solid maple kitchen offers ample cabinetry, counter space, a walk-in pantry, and a new fridge. A bay window in the dining room frames stunning outdoor views. The main level boasts 9'™ ceilings; the upper level is vaulted. Hunter Douglas blinds throughout. The primary bedroom with ensuite is on the main floor, with two more bedrooms upstairs. The partially finished basement includes two large bedrooms. Recent updates: appliances, high-efficiency furnace, hot water tank, well pump, and advanced septic. The backyard features a 6'™ critter-proof fence, raised deck, patio, shed, and tons of parking. Easy access to Onoway, Stony Plain, Edmonton & recreation areas.

Built in 2004

Essential Information

MLS® # E4451180

Price \$599,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,420
Acres	3.40
Year Built	2004
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	17 54422 Rge Road 13
Area	Rural Lac Ste. Anne County
Subdivision	Knob Hill
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V2

Amenities

Features	Deck, Front Porch, No Smoking Home, Parking-Extra, Vaulted Ceiling, Vinyl Windows
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Park/Reserve, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed August 5th, 2025

Days on Market 2

Zoning Zone 70

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