# \$377,000 - 38 53414 Rge Rd 62, Rural Lac Ste. Anne County

MLS® #E4382946

#### \$377,000

2 Bedroom, 1.00 Bathroom, 679 sqft Rural on 1.81 Acres

Sherwood Cove, Rural Lac Ste. Anne County, AB

Beautiful 679 square foot cottage, located 55 minutes west of Edmonton, in the relaxed and comfortable community of Sherwood Cove, within Lac St Anne County limits. The property extends to 1.81 ac. Surrounded by beautiful landscapes with ATV tracks, located 3-5 min walking distance from the lake, public boat launch. Communitarian recreational space, and a private beach are available for all the residents of Sherwood Cove and offers diverse family bonding activities, such as fishing, ice-fishing, skating, tubbing, water skiing, snowshoeing and more. The property boasts the brand-new bungalow with 2 spacious bedrooms, and big glamorous windows facing the beautiful scenery of the forest and the vast landscape of the property. Both bedrooms share a single 3-piece bathroom, 240 sq ft wood deck. Brand new appliances, Living room, dining room and kitchen is unified with a vaulted ceiling. Pembina River Park and Cougar Golf Course are close by.







Built in 2022

#### **Essential Information**

MLS® # E4382946 Price \$377,000 Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 679

Acres 1.81

Year Built 2022

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 38 53414 Rge Rd 62

Area Rural Lac Ste. Anne County

Subdivision Sherwood Cove

City Rural Lac Ste. Anne County

County ALBERTA

Province AB

Postal Code T5L 4A6

#### **Amenities**

Features Deck

#### Interior

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Wood

Exterior Features Beach Access, Boating, Corner Lot, Flat Site, Golf Nearby, Landscaped,

Level Land, No Back Lane, No Through Road, Not Fenced, Recreation

Use, See Remarks

Construction Wood

Foundation Piling, See Remarks

#### **Additional Information**

Date Listed April 19th, 2024

Days on Market 548

Zoning Zone 75

HOA Fees 25

HOA Fees Freq. Annually

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