

## \$425,000 - 4735 44 Street, Rural Lac Ste. Anne County

MLS® #E4422003

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,720 sqft

Rural on 0.11 Acres

Alberta Beach, Rural Lac Ste. Anne County,  
AB

Just a block away from Lac Ste. Anne, step into the embrace of a sprawling 1700+ sqft, two-story abode adorned with a grand 500 sqft wrap-around covered veranda and a charming fenced front garden. Within this enchanting bespoke dwelling lies a lavish primary sanctuary, graced with a gas-lit hearth and a luxurious 4-piece ensuite featuring a grand corner jetted tub. Also on the second level to discover two more delightful chambers and a second 4-piece bath. On the main floor, a capacious kitchen and dining expanse awaits, crowned by an expansive 11-foot island, tailor-made for soirées.. A spacious living area with fireplace, guest lavatory, and laundry facility round out the main level. A rarity in Alberta Beach, a full basement beckons, eager for your personal touch. Outside, revel in the comfort of your back deck, double garage, with an additional single parking space, completing this ethereal haven. Enjoy amenities such as grocery stores, library, museum and golf.

Built in 2010

### Essential Information

MLS® # E4422003

Price \$425,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,720                  |
| Acres          | 0.11                   |
| Year Built     | 2010                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4735 44 Street             |
| 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       | Air Conditioner, Vinyl Windows |
| Parking Spaces | 3                              |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | See Remarks, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Back Lane, Boating, Corner Lot, Fenced, Lake View, Landscaped, Low Maintenance Landscape, Playground Nearby |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed February 19th, 2025

Days on Market 97

Zoning Zone 71

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