

# **\$229,900 - 59301 Rge Rd 65, Rural Lac Ste. Anne County**

MLS® #E4424132

**\$229,900**

2 Bedroom, 1.00 Bathroom, 738 sqft

Rural on 15.62 Acres

None, Rural Lac Ste. Anne County, AB

This OFF-GRID SETUP on mostly bush 15.62 acres with trails and a CREEK wrapping around the N & E sides of the property, has all you need for year-round living or just a great weekend place! The choice is yours! It's located on a dead-end road 24 mi W of Barrhead. The current setup has the cabin housing the living quarters and the Atco trailer having the kit-dr-bath....with a covered breezeway between. The solar system(2022) with inverter has 8 panels & 12x6v batteries, with a 6500w gas generator(2022) providing backup power. The owned 500 gal propane tank supplies 3 propane heaters(2020), stove (2024) and hot water on demand(2022) The fridge(2022) is solar. One drilled well has a solar pump(2023) with 2nd well connected to the generator. Cabin is fully insulated including floor (on skids and pilings). Outbuildings include several sheds, 2 tarp sheds & outhouse. The older 5th-wheel and holiday trailer are included as well. This is a UNIQUE property that's certainly worth the look!

Built in 2005

## **Essential Information**

MLS® # E4424132

Price \$229,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	738
Acres	15.62
Year Built	2005
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	59301 Rge Rd 65
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T7N 1N3

### Amenities

Features	Deck, Exterior Walls- 2"x6", Hot Water Instant, Solar Equipment
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### Interior

Heating	Space Heater, Wood Stove, Propane, Solar
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Creek, Landscaped, Private Setting, Recreation Use, Sloping Lot, See Remarks, Partially Fenced
Construction	Wood
Foundation	Piling

### Additional Information

Date Listed	March 5th, 2025
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Days on Market 58

Zoning Zone 70

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