

# **\$775,000 - 55101 Ste. Anne Trail, Rural Lac Ste. Anne County**

MLS® #E4427210

**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,434 sqft

Rural on 0.17 Acres

Estates At Waters Edge, Rural Lac Ste. Anne County, AB

A 4-Bed Executive Walkout Bungalow with a Lake View!!! This beauty has been extensively upgraded in the last 4 years. Updates include: Central Air, All Appliances replaced, Duradeck and Gas Windbreak on Upper Deck, Patio Extension, Custom Built-Ins, Fireplace Sink and Fridge in Family Room, Kwik-Kurb and In-Ground Sprinklers, High-End Blinds, and Pullouts added to Cabinets. The great room is perfect for entertaining, and enjoys spectacular views of the Lake! The kitchen has an island w/ seating, quartz counters and corner pantry. Hardwood flows throughout, and the covered upper deck provides a sheltered place to relax. The primary suite has a 5-pc ensuite and a view. The walkout basement has a spacious family room featuring an extended fireplace, wet bar, and games area. A covered patio looks out over the landscaped yard. Situated in the prestigious Estates at Waterâ€™s Edge, this property enjoys municipal services, clubhouse, marina and fitness centre, pool and park. 20 mins to Stony & 40 mins to Edmonton.

Built in 2017

## **Essential Information**



MLS® #	E4427210
Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,434
Acres	0.17
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	55101 Ste. Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	Estates At Waters Edge
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### Amenities

Features	Air Conditioner, Closet Organizers, Club House, Deck, Exercise Room, Fire Pit, No Animal Home, No Smoking Home, Pool-Outdoor, R.V. Storage, Walkout Basement, Wall Unit-Built-In, Wet Bar, Natural Gas BBQ Hookup
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Boating, Gated Community, Golf Nearby, Lake View, Landscaped,

Playground Nearby, Schools, Shopping Nearby

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 24th, 2025

Days on Market 38

Zoning Zone 71

Condo Fee \$238

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