# \$199,000 - 4 3401 Ste. Anne Trail, Rural Lac Ste. Anne County

MLS® #E4427851

### \$199,000

3 Bedroom, 1.00 Bathroom, 914 sqft Rural on 0.42 Acres

Lakeshore Cove, Rural Lac Ste. Anne County, AB

Here's your opportunity to own a Lakeside property. This well-maintained home features 3 bedrooms, 1 bathroom, and an open-concept living, dining, and kitchen area. The views of the lake are simply breathtaking! Included in the price are most appliances, furniture, a 2019 John Deere riding mower and a FLOATING DOCK, making this a true turnkey property. As a 20% owner in this bare-land condo association, you'II own not only your lot and home, but also a portion of the common areas. These include acres of green space behind the lot and a large waterfront parcel with 700 feet of Lake Frontage. Located west of Edmonton, just West out of Alberta Beach on the Southside of Lac Ste. Anne Lake. This property offers the perfect lakeside living experience. The lake without the crowd. Don't miss out!





Built in 1984

## **Essential Information**

MLS® # E4427851 Price \$199,000

Lease Rate \$23 Bedrooms 3 Bathrooms 1.00

Full Baths 1

Square Footage 914

Acres 0.42

Year Built 1984

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 4 3401 Ste. Anne Trail

Area Rural Lac Ste. Anne County

Subdivision Lakeshore Cove

City Rural Lac Ste. Anne County

County ALBERTA

Province AB

Postal Code T0E 0A1

#### **Amenities**

Features Deck, Parking-Visitor

Parking Spaces 6

#### Interior

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Features Boating, Flat Site, Lake Access Property, Lake View, Landscaped, No

Through Road, Not Fenced, Picnic Area, Recreation Use

Foundation Block

#### **Additional Information**

Date Listed March 27th, 2025

Days on Market 205

Zoning Zone 71

Condo Fee \$92

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