

## \$200,000 - 6002 51 Avenue, Rural Lac Ste. Anne County

MLS® #E4428274

**\$200,000**

2 Bedroom, 1.00 Bathroom, 1,248 sqft

Rural on 0.00 Acres

Val Quentin, Rural Lac Ste. Anne County, AB

### **\*\*INVESTMENT & OPPORTUNITY**

**KNOCKS\*\*** This Corner Lot Fixer Upper located in Val Quentin next to Alberta Beach has the perfect location with Unobstructed Lake Views. Direct Access to the Lake is right across the street!! For the hardworking individual this property could be brought back to life. There is lots to do but with sweat equity and a vision this cute little home could be the perfect lake retreat. Just blocks away is Alberta Beach with several Amenties, Museum, Campground, Beachside Market & of course... the Beach!! Highly sought after lake location due to being only 45mins from St.Albert & Edmonton. You don't want to miss out on this opportunity.

Built in 1984

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4428274  |
| Price          | \$200,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,248     |
| Acres          | 0.00      |
| Year Built     | 1984      |
| Type           | Rural     |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 6002 51 Avenue             |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Val Quentin                |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0A0                    |

### Amenities

|                |   |
|----------------|---|
| Features       | Deck, Hot Water Natural Gas, Vaulted Ceiling, See Remarks |
| Parking Spaces | 4   |

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Boating, Corner Lot, Flat Site, Lake Access Property, Lake View, Landscaped, Level Land, Not Fenced, See Remarks |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 78               |
| Zoning         | Zone 71          |

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Listing information last updated on June 17th, 2025 at 9:17am MDT