

# **\$649,000 - 55122 Range Road 13, Rural Lac Ste. Anne County**

MLS® #E4429228

**\$649,000**

6 Bedroom, 2.50 Bathroom, 1,508 sqft  
Rural on 31.78 Acres

None, Rural Lac Ste. Anne County, AB

Gain some low-effort sweat equity in this one-of-a-kind acreage just 5 minutes to Onoway and only 12 to Stony Plain! Fully fenced and cross-fenced 31.78 acres with valuable Highway 37 frontage. AG1 zoning with many discretionary uses for a home business. Put your cosmetic finishing touches on this sprawling 6 bedroom, 2 1/2 bath bungalow with a mostly finished basement with roughed-in bathroom and in-floor heating. Newer basement windows meet egress. BIG TICKET ITEMS UPDATED! New water boiler & hot water tank, pressure tank 2020. New well 2017, metal roof 2011. Reverse osmosis water system, central vac, main floor laundry. Garage converted to bonus room/business lobby. HUGE HANDYMAN'S DREAM SHOP! 40'x60', concrete floors, 12' ceilings, 10'x14' overhead door. 220v power. Fire retardant insulation with radiant overhead heat. Roughed in for in-floor heating! Livestock waterer, vegetable garden plot, concrete firepit pad at front, as well as treed area with campsite setup and crusher cone firepit.

Built in 1992

## **Essential Information**

MLS® # E4429228



|                |                        |
|----------------|------------------------|
| Price          | \$649,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,508                  |
| Acres          | 31.78                  |
| Year Built     | 1992                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 55122 Range Road 13        |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | None                       |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1V0                    |

### Amenities

|          |   |
|----------|---|
| Features | Deck, Exterior Walls- 2"x6", Fire Pit, Hot Water Instant, Parking-Visitor, R.V. Storage, Vinyl Windows, See Remarks |
|----------|---|

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                                       |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas, Water |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished                               |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Corner Lot, Cross Fenced, Fenced, Recreation Use, Schools, Shopping Nearby, Vegetable Garden |
| Construction      | Wood   |
| Foundation        | Preserved Wood   |

**Additional Information**

Date Listed            April 4th, 2025  
Days on Market      73  
Zoning                Zone 70

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