

## \$249,900 - 425 4 Street, Rural Lac Ste. Anne County

MLS® #E4429846

**\$249,900**

3 Bedroom, 1.00 Bathroom, 808 sqft

Rural on 0.20 Acres

Yellowstone, Rural Lac Ste. Anne County, AB

Yellowhead it to Yellowstone, where lake life dreams become reality! Whether your weekend getaway or year-round sanctuary, this 3-bed, 1-bath cabin is packed with charm, comfort & cottage vibes. Features like the metal roof, municipal greywater system, new hot water tank mean worry-free relaxation year-round. Just a short walk down to the lake, this home sits on a generous regraded lot awaiting your design and backs onto park and playground all just steps away from walking trails and quiet shoreline moments. Step inside to a cozy layout with worry free vinyl plank, rustic cedar finishes, wood beams, spiral staircase and wood burning stove! Settle in for movie nights and lazy afternoons. Plenty of room for parking, future garage and bunkie w/ large toy storage shed already on site. Here is your affordable solution to satisfy your lake life craving. GET YOUR SUMMER ON in Yellowstone! Time for you to jump into a lake home.

Built in 1980

### Essential Information

MLS® #	E4429846
Price	\$249,900
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	808
Acres	0.20
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	425 4 Street
Area	Rural Lac Ste. Anne County
Subdivision	Yellowstone
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### **Amenities**

Features	Deck, Front Porch, Lake Privileges
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Fenced, Flat Site, Golf Nearby, Lake Access Property, No Through Road, Park/Reserve, Playground Nearby, Recreation Use
Lot Description	60' x 140'
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 9th, 2025
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Days on Market 141

Zoning Zone 71

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