

# **\$469,900 - 323, 55101 Ste. Anne Trail, Rural Lac Ste. Anne County**

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MLS® #E4431052

**\$469,900**

2 Bedroom, 2.00 Bathroom, 1,220 sqft

Rural on 0.15 Acres

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

Pride of ownership is evident in this over 1200 sqft 2 bedroom lake home. As you enter you are greeted with a wide open plan featuring wood cabinets in the island kitchen, matching bar area, large dining space and a bright living room with cozy gas f/p. This gorgeous bungalow includes recent updates such as countertops, backsplash and plumbing fixtures. Just off the dining is patio doors to the south facing lakeside covered deck. The primary bedroom is a fantastic size with large lake facing windows, custom closet and a 4 piece ensuite. A 2nd bedroom, 4 piece main bathroom and laundry round out the main floor. There is a large closet/storage and pantry just off the kitchen and an entire concrete floor crawlspace under the home can also be used for storage. Other features include central vac, gas BBQ, wine fridge and an oversized double garage with one bay measuring 30' deep! Municipal water/sewer, pool, fitness centre, clubhouse, marina and beachfront park just add to this year round home at the lake.

Built in 2013

## **Essential Information**



MLS® #	E4431052
Price	\$469,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,220
Acres	0.15
Year Built	2013
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	323, 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 1A1

### Amenities

Features	Club House, Deck, Pool-Outdoor, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Boating, Gated Community, Lake View, Landscaped, Public Swimming Pool, Shopping Nearby
Construction	Wood
Foundation	Insulated Concrete Form

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	15
Zoning	Zone 71
Condo Fee	\$236

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Listing information last updated on May 1st, 2025 at 9:02pm MDT