

## \$99,900 - 4623 47 Avenue, Rural Lac Ste. Anne County

MLS® #E4432080

**\$99,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.00 Acres

Alberta Beach, Rural Lac Ste. Anne County,  
AB

60' x 100' Lot in Alberta Beach with a 24' x 26' garage on slab, 7' garage doors, insulated, drywalled, inspected and upgraded electrical panel and upgraded wires, 100 amp power service and includes a solar panel with 2 batteries as back up in case of power outage. Refrigerator and shelving included. This lot is ready to add your new home or recreational getaway. New bylaws passed allowing 800 sf or even modular homes. This is a flat site with a convenient location and alley access. Easy walk to schools, lake, golf course, walking trails, Main Street amenities including library, grocery stores, restaurants, museum and of course the main beach area, great for young families for swimming. Gas and municipal sewer at property line. Alberta Beach is approximately 35 minutes NW of Edmonton.

### Essential Information

MLS® #	E4432080
Price	\$99,900
Bathrooms	0.00
Acres	0.00
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active



**Community Information**

Address	4623 47 Avenue
Area	Rural Lac Ste. Anne County
Subdivision	Alberta Beach
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

**Amenities**

Parking Spaces	4
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**Exterior**

Exterior Features	Flat Site
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**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	10
Zoning	Zone 71

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Listing information last updated on May 1st, 2025 at 10:32pm MDT