

# **\$250,000 - 153 3510 Ste. Anne Trail, Rural Lac Ste. Anne County**

MLS® #E4434148

**\$250,000**

3 Bedroom, 2.00 Bathroom, 1,210 sqft

Rural on 0.50 Acres

Lac Ste Anne, Rural Lac Ste. Anne County, AB

Budget friendly acreage near Lac Ste Anne Lake and Alberta Beach on 1/2 an acre. Modular home has nearly 1200 sf with 3 beds and 2 bathrooms. The main living space and kitchen are open concept with vaulted ceilings. Kitchen has ample counter and cupboard space, and the dining area has patio doors to your large deck. Inside is also a laundry / storage room. Outside is fully fenced with chain link fencing plus an OVERSIZED 26.5'x25.5' double garage. With a little love this could be the home in the quiet countryside you've been looking for. Close proximity to Lac Ste Anne means outdoor activities year round; boating, kayaking, canoeing, beach days in the summer and ice fishing, snowmobiling on the trails around the lake in the winter!

Built in 2006

## **Essential Information**

MLS® #	E4434148
Price	\$250,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,210



Acres	0.50
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	153 3510 Ste. Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	Lac Ste Anne
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### Amenities

Features	Deck, Exterior Walls- 2"x6", No Smoking Home, Vaulted Ceiling
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### Interior

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

### Exterior

Exterior	Modular
Exterior Features	Fenced, Flat Site, Playground Nearby, Public Swimming Pool
Construction	Modular
Foundation	Block

### Additional Information

Date Listed	May 1st, 2025
Days on Market	47
Zoning	Zone 71

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