

\$685,000 - 612 6 Street, Rural Lac Ste. Anne County

MLS® #E4434890

\$685,000

3 Bedroom, 2.00 Bathroom, 2,170 sqft

Rural on 0.15 Acres

Yellowstone, Rural Lac Ste. Anne County, AB

Looking for a tranquil, waterfront retreat a short distance from the hectic pace of urban life in a quiet community? This year-round residence is ideal as a primary home, well-suited for remote work OR a recreational escape without giving up modern connections. Step into a large foyer, first impression featuring an open and spacious layout with the home radiating natural light and lovely views. The kitchen is equipped with a gas stove and waterfall island from which the living and dining areas flow seamlessly. Also found on the main floor is a primary bdrm, 4-pc bath and laundry. The upper floor includes additional bedrooms, a remarkable family room with-a-view, another 4-pc bath & a versatile loft space suitable for storage, playroom, office or extra bedroom. The lakeside covered deck provides an excellent venue for relaxation or outdoor cooking while enjoying lake activities. A double attached heated garage adds further convenience. Near Gunn & Onoway, there is easy access to Stony Plain & Spruce Grove.

Built in 1979

Essential Information

MLS® #	E4434890
Price	\$685,000
Bedrooms	3



Know What You are Purchasing

Aside from a view, it's important to understand the pros-and-cons of living by the water.

Ideally you want to, with confidence, know what you are dealing with. Current owners have lived here year-round for more than 20 years. They have had the advantage of watching the ebbs and flows of lake water, rainwater, ice, homes...and are willing to share with you!

Free & valuable knowledge for your lakefront searches. Further questions? Please ask!



"We wish you the very best with the hope you too get to appreciate & enjoy this home, property, lake & community as much as our family has for decades"

- Did you know Yellowstone has some of the best access to Lac Ste Anne & natural shelter from the prevailing winds?
 - Tucked into a natural recess of land, sloping down to the water, the surrounding topography helps to deflect the most common wind flows
 - Summer/Fall
 - Deep water shelf offshore for great fishing
 - Water depth changes more so than adjacent communities: you will notice the lack of natural weed-growth & underwater hazards (boulders)
 - Safer for your boat & better for water sports
 - Lay of the land accommodates natural fluctuations in lake levels without negatively affecting access nor risks to home

Bathrooms	2.00
Full Baths	2
Square Footage	2,170
Acres	0.15
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	612 6 Street
Area	Rural Lac Ste. Anne County
Subdivision	Yellowstone
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1E0

Amenities

Features	Crawl Space, Deck, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
----------	---

Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks

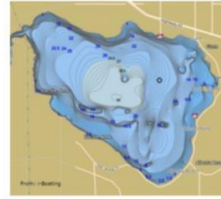
Exterior

Exterior	Wood
Exterior Features	Beach Access, Lake Access Property, Lake View, Landscaped, Playground Nearby, Recreation Use, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 7th, 2025
Days on Market	65

- Winter/Spring
 - Property protected from the northerly winds
 - Deep water shelf offshore also great for ice fishing
 - Great ski-doo'ing & build an ice rink out front
 - Ice breakup gets blown to, and piles up on, adjacent communities' shores eroding shoreline & causing damages to anything left in it's path – the shores of Yellowstone remain clear



- Quiet Community
 - Weekdays you have virtually no one on the lake
 - Weekends you get to enjoy the boats in the distance
 - East property line borders public lot which is barely used – locals come to enjoy a sunset now and again – otherwise, extra green space for you to enjoy
 - Riparian rights to where the upland vegetation meets the water
- Additional
 - Crawlspace has never flooded in the 20 yrs owners have lived here and is not a damp space. It was improved a few years back (new 10mil vapour barrier on floor). The sump pump turns on at most a half dozen times a year, even in wet years
 - Pier installed is shared by 4 lakefront owners so 25% ownership. Everyone helps (current owners & 3 homes to west) with seasonal install and removal (lots of help)
 - Boat lift onsite is for sale \$4250
 - Sea-Doo lift is NOT for sale

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 11th, 2025 at 8:32pm MDT