

Courtesy Of Leann F Knysh Of Century 21 Masters

# **\$485,000 - 4815 49a Avenue, Rural Lac Ste. Anne County**

MLS® #E4440903

**\$485,000**

2 Bedroom, 2.00 Bathroom, 1,440 sqft

Rural on 0.50 Acres

Sunset Point, Rural Lac Ste. Anne County, AB

Pride of ownership and original owners, this is a one of a kind, beautifully and perfectly manicured half acre property in the quiet community of Sunset Point. This Log sided, river rock accented 1.5 storey home has so much to offer. 2 bedrooms, 2 full baths and a half bath, formal dining area with freestanding fireplace, river rock accented wall fireplace in living room, walk out basement fully finished and upgraded kitchen with b/i gas countertop stove, b/i oven, microwave, dishwasher, fridge.

A total country feel to this house with tongue and groove walls and ceilings inside and wrap around deck out. Double detached garage, paved driveway, fenced yard that once inside makes you feel you are in your own private park. two large sheds that could be converted to bunkies. Air Conditioning, primary bedroom bath upgrade with jetted tub and walk in shower. Only 1/2 block to two lake/beach area access. Only 35 minutes west of Edmonton. Upgrades include metal roof, upgraded electrical panel

Built in 1983

## **Essential Information**

MLS® # E4440903

Price \$485,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,440
Acres	0.50
Year Built	1983
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	4815 49a Avenue
Area	Rural Lac Ste. Anne County
Subdivision	Sunset Point
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### Amenities

Features	Deck, Fire Pit
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Cul-De-Sac, Landscaped, Recreation Use
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	June 6th, 2025
Days on Market	10

## Zoning

## Zone 71

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Listing information last updated on June 16th, 2025 at 11:02am MDT