

# **\$599,000 - 57320 Rge Road 75, Rural Lac Ste. Anne County**

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MLS® #E4442240

**\$599,000**

5 Bedroom, 3.00 Bathroom, 2,617 sqft

Rural on 80.09 Acres

None, Rural Lac Ste. Anne County, AB

Rare opportunity! Lake view acreage, peaceful and private! This 1931 built 2600+ sq ft executive character home was the crown jewel of the area in it's day. Family owned since 1976, with only 2 families owning since new. Home had major renovations completed in the 2000s featuring quality of life improvements such as modern electrical/plumbing/insulation/vapor barrier/interior finishing. Recent updates include new roof 1 yr, new HE furnace 2 yrs & new ht wtr tank 4 yrs ago. Hardwood flooring & quality oak/pine finishes throughout. Home is in need of exterior finishing repairs, some window replacement, wood fireplace needs liner & various cosmetic updating. Parcel features 2nd yard site with water/electrical/septic & concrete pilings. Land is a mixture of hay/pasture with mature foliage coverage. Some fencing on north & east side of parcel, perimeter needs to be finished. Older wooden shop & mobile home provide additional storage. Must be seen to be appreciated, ready for you to restore to it's full glory.

Built in 1931

## **Essential Information**



MLS® #	E4442240
Price	\$599,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,617
Acres	80.09
Year Built	1931
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	57320 Rge Road 75
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1Y0

### Amenities

Features	Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, Wood Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Creek, Cross Fenced, Environmental Reserve, Fruit Trees/Shrubs, Lake View, Recreation Use, Treed Lot, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 13th, 2025  
Days on Market      31  
Zoning                 Zone 70

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