

# **\$635,000 - 27 4021 Twp Road 540, Rural Lac Ste. Anne County**

MLS® #E4442645

**\$635,000**

2 Bedroom, 2.00 Bathroom, 2,468 sqft

Rural on 4.20 Acres

West Lakes Estate, Rural Lac Ste. Anne County, AB

Experience the TRANQUILITY of country living in this fully accessible, single-level bungalow featuring 2 bed|2bath, set on a private 4.2-acre lot & positioned just minutes from several other lakes. This 2,468 square foot home boasts a bright, open layout designed to maximize natural light, w/windows positioned to capture light from every angle. The great room impresses w/soaring 16-foot vaulted ceilings & a notable stone faced double-sided gas FP. The expansive designer kitchen is equipped w/up to 18 drawers, SS appliances, gas stove & built in oven, & a solar tube light, all this is complemented by a built-in wet bar w/a secondary gathering space adjacent the great room. The massive primary suite includes a luxurious five-piece ensuite, w/an additional 3 piece guest bath. The beautifully landscaped grounds provide breathtaking panoramic vistas. Additionally, the property includes a triple detached garage, providing ample space for vehicles & storage. 30AMP setup for visiting R.V.s. Comes w/Drilled Well.

Built in 2009

## **Essential Information**

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Disclaimer: Property lines shown are approximate and for illustrative purposes only. This is not a legal survey.



Price	\$635,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,468
Acres	4.20
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	27 4021 Twp Road 540
Area	Rural Lac Ste. Anne County
Subdivision	West Lakes Estate
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A1

### Amenities

Features	Bar, Ceiling 10 ft., Parking-Extra, Patio, Vaulted Ceiling, Wet Bar, See Remarks, HRV System
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Landscaped, No Back Lane, Not Fenced, Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 16th, 2025  
Days on Market        20  
Zoning                    Zone 70

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