

# **\$394,900 - 400, 1414 Hwy 37, Rural Lac Ste. Anne County**

MLS® #E4442736

**\$394,900**

3 Bedroom, 1.00 Bathroom, 1,580 sqft

Rural on 3.43 Acres

Aspen Hills (Lac Ste. Anne), Rural Lac Ste. Anne County, AB

Like new! This fantastic almost 1600 sqft 3 bedroom bungalow is located on a private treed 3.43 acre lot. You'll enjoy the paved commute which is only 20 minutes to Spruce Grove and an easy drive to Edmonton and St. Albert. Bright and clean with large kitchen and dining area, living room with built-ins and a welcoming entrance with custom hockey bench. Primary bedroom is spacious and features sliding doors out to the gazebo and is adjacent to a dressing room with wall to wall cabinets. Two more bedrooms, a storage/laundry area and a modern 4 piece bath round out the interior of this home. This house was created starting with the original 1976 modular base and then adding to in 2000 and 2019 with an entire common roof structure added. The interior cabinet work and millwork add-ons are amazing and pride of ownership is evident. Garage was built in the past 5 years and the raised planter boxes just add to this gem.

Built in 1976

## **Essential Information**

MLS® # E4442736

Price \$394,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,580
Acres	3.43
Year Built	1976
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	400, 1414 Hwy 37
Area	Rural Lac Ste. Anne County
Subdivision	Aspen Hills (Lac Ste. Anne)
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

### Amenities

Features	See Remarks
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting, Treed Lot
Construction	Wood
Foundation	Block, See Remarks

### Additional Information

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

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Listing information last updated on July 6th, 2025 at 11:47am MDT