

# **\$499,000 - 55418 Range Road 70, Rural Lac Ste. Anne County**

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MLS® #E4452733

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,505 sqft  
Rural on 7.60 Acres

None, Rural Lac Ste. Anne County, AB

Lakefront Acreage with Home & Shop – 7.6 Acres on Lake Michaud! Your private retreat awaits with stunning lake frontage along the entire north side. Just an hour from Edmonton and minutes from Sangudo, this 1,504 sq ft bungalow offers 3 bedrooms, 2 baths, and a warm, inviting layout. Recent upgrades include new windows, skylight, siding, deck, chimney work, full home leveling, plus updated electrical and plumbing. A 25' x 45' steel shop with 14' overhead door and concrete floor is perfect for storage, hobbies, or projects. Enjoy the beauty of nature right outside your door with Saskatoon berries growing on the property. Whether you're looking for a year-round home, weekend getaway, or a future dream build site, this rare lakefront property offers endless possibilities in a peaceful, private setting. Come see the beauty and potential for yourself!

Built in 1989

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4452733  |
| Price     | \$499,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,505                  |
| Acres          | 7.60                   |
| Year Built     | 1989                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 55418 Range Road 70        |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | None                       |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0W 2A0                    |

### Amenities

|          |                                                                     |
|----------|---------------------------------------------------------------------|
| Features | Front Porch, Lake Privileges, Parking-Extra, R.V. Storage, Workshop |
|----------|---------------------------------------------------------------------|

### 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 | Backs Onto Lake, Lake Access Property, Lake View, Landscaped, Private Setting, Recreation Use, Waterfront Property |
| Construction      | Wood                                                                                                               |
| Foundation        | Concrete Perimeter, Piling                                                                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 15                |

## Zoning

## Zone 70

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Listing information last updated on August 28th, 2025 at 8:32pm MDT