

# **\$748,900 - 5 54419 Rge Road 14, Rural Lac Ste. Anne County**

MLS® #E4416444

**\$748,900**

3 Bedroom, 2.50 Bathroom, 1,604 sqft

Rural on 3.71 Acres

Bilby Heights, Rural Lac Ste. Anne County, AB

**BEST OF BOTH WORLDS! NEW HOUSE ON BEAUTIFUL TREED ACREAGE!** Rare opportunity to own this incredibly upgraded home on 3.7 acres in Bilby Heights. Built by highly acclaimed Rococo Homes, this house has an endless list of upgrades: 9' ceilings, stylish kitchen w/ upgraded ceiling height cabinets (real wood not MDF), custom herringbone backsplash, gas stove, quartz countertops throughout the entire house, walk through pantry. Keep warm with the stunning river rock finished wood burning fireplace (\$16.5k). Upstairs, 3 spacious bdrms w/plush carpet, convenience of upper floor laundry, all tile showers. Primary has french tub, dual sinks, walk-in closet w/ clothes tower. Walkout 9' ceiling basement. Oversized triple car garage w/ H&C water, floor drains. Energy efficient (triple pane windows, 2x6 construction, tankless HW, HE furnace, smart home w/ LED dimmable lights. Extra large deck on screw piles, poured concrete driveway / extra wide entry walk. Upgraded septic system/water cistern (\$50k). Don't miss out!!

Built in 2023

## **Essential Information**

MLS® #

E4416444



Price	\$748,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,604
Acres	3.71
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5 54419 Rge Road 14
Area	Rural Lac Ste. Anne County
Subdivision	Bilby Heights
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

### Amenities

Features	Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", Fire Pit, Hot Water Tankless, No Smoking Home, R.V. Storage, Vinyl Windows, Walkout Basement, See Remarks, Green Building, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
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Exterior Features	Backs Onto Park/Trees, Lake View, Private Setting, Treed Lot, See Remarks, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	December 20th, 2024
Days on Market	115
Zoning	Zone 70

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Listing information last updated on April 14th, 2025 at 1:47pm MDT