

Courtesy Of Matthew D Barry and Christopher Balen Of Exp Realty

# \$249,900 - 406 54411 Rge Rd 40, Rural Lac Ste. Anne County

MLS® #E4420224

**\$249,900**

1 Bedroom, 1.00 Bathroom, 642 sqft  
Rural on 1.26 Acres

LSAS, Rural Lac Ste. Anne County, AB

45 minutes from the Anthony Henday, discover this charming FOUR SEASON HOME amongst mature trees & privately tucked away on a dead end road. Enjoy 1.26 ACRES & a 641 sqft home. This cozy home has FRESH PAINT & FLOORING. The spacious entrance has lots of room for storage and greeting company. The main area is an open design with an eat in kitchen and living room. There is a bedroom close to the four piece bathroom. The back entrance has a covered deck. There are 2 small storage sheds on the property & a detached 17'9" x 25' 6" garage. There is a firepit area, garden plot & numerous pathways along the property to enjoy. There are raspberries, areas to forage mushrooms, bird watch and so much more. The land has ample space to reimagine the home, build a new one, or add a shed. Upgrades include a NEW HOT WATER TANK (2024) & RECENTLY UPGRADED PLUMBING. Whether you're a family seeking a peaceful retreat or someone looking to build their dream home, this affordable lakeside property offers endless possibilities!



Built in 1980

## Essential Information

MLS® #	E4420224
Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	642
Acres	1.26
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	406 54411 Rge Rd 40
Area	Rural Lac Ste. Anne County
Subdivision	LSAS
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### **Amenities**

Features	Fire Pit, 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	See Remarks
Construction	Wood
Foundation	See Remarks

### **Additional Information**

Date Listed	February 4th, 2025
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Days on Market 68

Zoning Zone 71

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Listing information last updated on April 13th, 2025 at 8:47am MDT