

Courtesy Of Matthew Roth Of RE/MAX PREFERRED CHOICE

# \$199,000 - 4 3401 Ste. Anne Trail, Rural Lac Ste. Anne County

MLS® #E4427851

**\$199,000**

3 Bedroom, 1.00 Bathroom, 914 sqft  
Rural on 0.42 Acres

Lakeshore Cove, Rural Lac Ste. Anne County,  
AB

Here's your opportunity to own a Lakeside property. This Bare Land Condo shares a dock, marina, and additional space behind and in-front of your lot . This well-maintained manufactured home features 3 bedrooms, 1 bathroom, and an open-concept living, dining, and kitchen area. The views of the lake are simply breathtaking! Included in the price are all appliances, furniture, and a 2019 John Deere riding mower, making this a true turnkey property. As a 20% owner in this bare-land condo association, you'll own not only your lot and home but also a portion of the common areas. These include acres of green space behind the lot and a large waterfront parcel with 700 feet of waterfront. Located west of Edmonton, just west out of Alberta Beach. This property offers the perfect lakeside living experience. The lake without the crowd. Don't miss out!

Built in 1984

## Essential Information

MLS® #	E4427851
Price	\$199,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	914
Acres	0.42
Year Built	1984
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4 3401 Ste. Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	Lakeshore Cove
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A1

### **Amenities**

Features	Deck, Parking-Visitor
Parking Spaces	6

### **Interior**

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

### **Exterior**

Exterior Features	Boating, Flat Site, Lake Access Property, Lake View, Landscaped, No Through Road, Not Fenced, Picnic Area, Recreation Use
Foundation	Block

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	5
Zoning	Zone 71
Condo Fee	\$92

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