

# \$129,688 - 726 Blue Heron Drive, Rural Lac Ste. Anne County

MLS® #E4428920

**\$129,688**

3 Bedroom, 0.00 Bathroom, 735 sqft

Rural on 0.17 Acres

Sandy Beach, Rural Lac Ste. Anne County, AB

Located just 35 minutes from St. Albert, this rare and pristine 4-room cottage is ideal for entertaining large groups. The property includes a separate insulated bunkhouse with a bunkbed and space for a second one. The spacious living room boasts large windows and a cozy wood stove, flowing into the inviting dining and kitchen areas. Positioned at the end of the road and bordering a Park Reserve, you'll enjoy sightings of diverse wildlife grazing nearby—visible daily from your window or expansive wraparound deck. Revel in the privacy of your park-like setting. Owners can indulge in a hot outdoor shower, or marvel at the northern lights. Features include a single-car garage with ample storage, direct lake access for magical winter escapes. Additional features include 70-amp service to the cabin, bunkhouse, and garage, new fences, outdoor audio, and a 1000-gallon above-ground cistern, plus a second entrance for RVs/campers and abundant parking space, this property is the perfect retreat.

Built in 1965

## Essential Information

MLS® # E4428920



Price	\$129,688
Bedrooms	3
Bathrooms	0.00
Square Footage	735
Acres	0.17
Year Built	1965
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	726 Blue Heron Drive
Area	Rural Lac Ste. Anne County
Subdivision	Sandy Beach
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

### Amenities

Features	Deck, No Smoking Home
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### Interior

Heating	Wood Stove, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Fruit Trees/Shrubs, Landscaped, Level Land, No Back Lane, No Through Road
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	April 2nd, 2025
Days on Market	16

## Zoning

## Zone 74

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Listing information last updated on April 18th, 2025 at 1:32pm MDT