

# \$459,999 - 6330 Ste Anne Trail, Rural Lac Ste. Anne County

MLS® #E4434843

**\$459,999**

2 Bedroom, 1.00 Bathroom, 710 sqft

Rural on 0.00 Acres

Val Quentin, Rural Lac Ste. Anne County, AB

Welcome to your dream BEACHFRONT RETREAT in the beautiful community of Val Quentin, right next to Alberta Beach! This 2 bed, 1 bath bungalow has been tastefully renovated to capture a cozy yet modern beach vibe, with an open-concept layout that seamlessly connects the kitchen, dining, and living areas. Sitting on a massive 50 ft x 144 ft lot, the property offers spectacular lakefront views, a lush front garden, and a spacious deck perfect for entertaining or enjoying peaceful sunsets. Major updates include an electrical upgrade completed just 2 years ago and improved attic insulation installed 3 years ago, enhancing comfort and efficiency. Whether you're looking for a weekend escape or a year-round home, this lakeside gem delivers style, serenity, and space in equal measure.

Built in 1975

## Essential Information

MLS® #	E4434843
Price	\$459,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	710
Acres	0.00
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6330 Ste Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	Val Quentin
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### Amenities

Features	Deck, Exterior Walls- 2"x6", Front Porch, No Smoking Home
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### Interior

Heating	Baseboard, Electric
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Shopping Nearby, Waterfront Property, See Remarks
Construction	Wood
Foundation	Block, Concrete Perimeter

### Additional Information

Date Listed	May 6th, 2025
Days on Market	10
Zoning	Zone 71

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