

# **\$759,900 - 3, 54422 Rge Rd 13, Rural Lac Ste. Anne County**

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MLS® #E4436647

**\$759,900**

4 Bedroom, 2.50 Bathroom, 3,017 sqft

Rural on 3.00 Acres

Knob Hill, Rural Lac Ste. Anne County, AB

Custom-built, extremely unique 2-storey nestled amongst trees in Knob Hill Acres on 3 PRIVATE ACRES! Only 20 minutes to Spruce Grove & St. Albert! Enjoy a one of a kind, well-maintained home in the trees featuring lots of upgrades inside & out, over the years: kitchen renos, ceramic & hardwood floors, vaulted ceilings, huge windows & stone-faced, wood f/p with access to woodshed w/ lift. The kitchen has ample cabinets, a large island, s/s appliances, Gen Air stove, bar area & is open to the family room w/ patio doors to the yard. 3 bedrooms upstairs, plus a huge, open bonus room for the family. The lower level offers a 4th bedroom, 3 pce bathroom and lots of storage space. The OVERSIZED GARAGE (922 SF) with extremely high ceilings, has space for 3 vehicles or more & tractor door. Youâ€™ll delight in the property's HUGE garden, enough to feed the whole family, flagstone patio, plus ample space for sports & pond for skating! Donâ€™t miss this incredible opportunity to embrace peaceful, PRIVATE COUNTRY LIVING!

Built in 1983

## **Essential Information**

MLS® #

E4436647



Price	\$759,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,017
Acres	3.00
Year Built	1983
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3, 54422 Rge Rd 13
Area	Rural Lac Ste. Anne County
Subdivision	Knob Hill
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V2

### Amenities

Features	Ceiling 10 ft., Ceiling 9 ft., Deck, No Smoking Home, Vaulted Ceiling, See Remarks
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 15th, 2025

Days on Market 5

Zoning Zone 70

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Listing information last updated on May 20th, 2025 at 7:02pm MDT