

Courtesy Of Garrett D Mclean Of Initia Real Estate

# \$299,900 - 98 4418 Hwy 633, Rural Lac Ste. Anne County

MLS® #E4458835

**\$299,900**

2 Bedroom, 1.00 Bathroom, 952 sqft

Rural on 0.49 Acres

Birchwood Estates, Rural Lac Ste. Anne County, AB

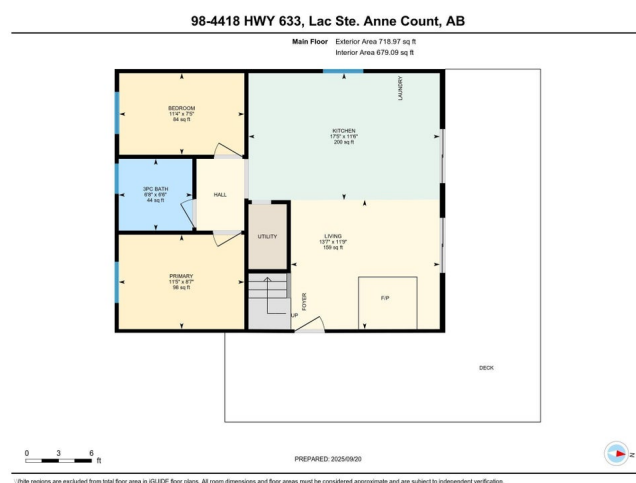
Beautiful private lot in Lac Ste Anne! This cozy 900+sqft house is perfect for year round living or an amazing weekend retreat. Inside your treatd to an open style layout with open vaulted ceilings accented with beautiful natrual wood. The open kitchen means you don't have to sacrifice space for cooking/entertaining. Cozy up in your living room around the wood stove. Just off the kitchen are 2 generous sized bedrooms and a 3pc full bath. Upstaris has a large loft space for relaxing indoors. Have peace of mind with the expensive work already completed. Including newer shingles (2014), natrual gas furnace (2011), and HW tank (2013), and also includes a septic system and drilled well. Outside you're treated to a massive wrap around deck to enjoy the morning coffees or evening drinks (or whatever order that suits you!) The large .49 acre lot is steps away from the lake, has ample room for enteraining around the fire pit. Start enjoying your life away from the daily grind and enjoy some peace!

Built in 1992

## Essential Information

MLS® #

E4458835



|                |                        |
|----------------|------------------------|
| Price          | \$299,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 952                    |
| Acres          | 0.49                   |
| Year Built     | 1992                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 98 4418 Hwy 633            |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Birchwood Estates          |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0L0                    |

### Amenities

|          |                                              |
|----------|----------------------------------------------|
| Features | Crawl Space, Deck, Fire Pit, No Smoking Home |
|----------|----------------------------------------------|

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Heating      | Forced Air-1, Wood Stove, Natural Gas, Wood |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | None, No Basement                           |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood                                                            |
| Exterior Features | Flat Site, Landscaped, Level Land, Private Setting, See Remarks |
| Construction      | Wood                                                            |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2025 |
| Days on Market | 16                   |

## Zoning

## Zone 71

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Listing information last updated on October 7th, 2025 at 9:17am MDT