

# **\$769,900 - 32 3410 Ste Anne Trail, Rural Lac Ste. Anne County**

MLS® #E4417801

**\$769,900**

4 Bedroom, 3.50 Bathroom, 2,304 sqft

Rural on 0.17 Acres

Windmill Harbour, Rural Lac Ste. Anne County, AB

Located in one of the most unique lake communities in Alberta sits this stunning fully finished lake property which offers the perfect retreat for those looking for a recreational property or full time living as this gated community is minutes to amenities, shopping and a 40 min drive to Edmonton. Featuring 4 bedrooms and 4 bath this home includes a stunning family room equipped with a wood burning fireplace, an exceptional living room with vaulted ceilings and massive windows overlooking the private canal that comes with your own dock and has direct access to lac ste anne lake. The main level also features a stunning kitchen, dressed in quartz countertops and comes complete with stainless steel appliances. The main level also includes a den/office, laundry and access to your outdoor covered deck that is fitted with motorized screens. Breathtaking primary bedroom with a spa-like ensuite, finished basement with custom bunk room, central A/C, huge rear yard with firepit area. This must be seen in person!!

Built in 2020

## **Essential Information**



MLS® #	E4417801
Price	\$769,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,304
Acres	0.17
Year Built	2020
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	32 3410 Ste Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	Windmill Harbour
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A1

### **Amenities**

Features	Air Conditioner, Deck
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Environmental Reserve, Fenced, Gated Community, Golf Nearby, Lake Access Property, Lake View, Landscaped, No Back Lane, Playground Nearby, Private Setting,

	Shopping Nearby, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 13th, 2025
Days on Market	95
Zoning	Zone 71
HOA Fees	220
HOA Fees Freq.	Monthly

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