

Courtesy Of Catherine Manigo Of MaxWell Challenge Realty

# \$355,000 - 5712 49 Ave, Rural Lac Ste. Anne County

MLS® #E4424118

**\$355,000**

3 Bedroom, 2.00 Bathroom, 1,620 sqft

Rural on 0.16 Acres

Alberta Beach, Rural Lac Ste. Anne County, AB

Welcome to your dream home, located just minutes away from the stunning Alberta Beach! This beautifully maintained 1620 sq meter home features 3 beds & 2 full baths. Enjoy the elegance of hardwood floors, complemented by crown mouldings & a kitchen with a stunning granite countertop. A top-of-the-line water filtration system, including a sediment filter, ensures clean & fresh water throughout the home. Washer and dryer units are installed in 2024. This home boasts a huge backyard, fully fenced for privacy, wrap-around deck that is perfect for relaxing or entertaining guests. Whether you're looking to enjoy watersports in the summer or ice fishing in the winter, this property offers year-round access to the lake, making it the perfect spot for outdoor enthusiasts. Situated a mere 35-minute drive from NW Edmonton, this home combines the benefits of a retreat-like setting with accessibility to city conveniences.

Built in 1985

## Essential Information

MLS® #	E4424118
Price	\$355,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,620
Acres	0.16
Year Built	1985
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5712 49 Ave
Area	Rural Lac Ste. Anne County
Subdivision	Alberta Beach
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### **Amenities**

Features	Off Street Parking, Carbon Monoxide Detectors, Crawl Space, Deck, Detectors Smoke, Fire Pit, No Animal Home
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Low Maintenance Landscape, Recreation Use
Construction	Wood
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	34
Zoning	Zone 71

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Listing information last updated on April 8th, 2025 at 7:17am MDT