

Courtesy Of Deborah L Gouin Of Century 21 Masters

# \$299,999 - 4519 47 Street, Rural Lac Ste. Anne County

MLS® #E4428444

**\$299,999**

3 Bedroom, 1.00 Bathroom, 1,062 sqft

Rural on 0.17 Acres

Alberta Beach, Rural Lac Ste. Anne County,  
AB

GORGEOUS 3 bedroom bungalow home that won't break the bank! Get ready to be WOWED when you step into this recently extensively renovated year round home in the lakeside community of Alberta Beach. NEW KITCHEN & APPLIANCES, BATHROOM, (most) WINDOWS - TRIPLE PANE & GLAZED, COMPLETE PAINT & TRIM, WATER SOFTENER & REVERSE OSMOSIS system, all completed in the past 18 months - more than \$80K in upgrades! Further upgrades include newer flooring, metal roof, eaves & downspouts in '19, well, pressure tank & hot water tank in '18! The property is fully landscaped with newer ground-level decks (front & back), fully fenced back yard plus a single garage (new roof in 2024) & parking stall out front. There's virtually nothing left for you to do but move in! Conveniently located within easy walking distance to the lake, main beach and all amenities that Alberta Beach has to offer, this truly beautiful home is perfect for a young family or empty-nesters alike! A TRUE GEM THAT SHOULD NOT BE MISSED....WELCOME HOME!

Built in 1972

## Essential Information

MLS® #

E4428444



Price	\$299,999
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,062
Acres	0.17
Year Built	1972
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4519 47 Street
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	Crawl Space, Deck, Vinyl Windows
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### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Beach Access, Boating, Fenced, Flat Site, Golf Nearby, Landscaped, Recreation Use, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 1st, 2025
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Days on Market 3

Zoning Zone 71

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Listing information last updated on April 4th, 2025 at 6:32pm MDT