

# \$709,900 - 5631 49 St, Rural Lac Ste. Anne County

MLS® #E4428463

**\$709,900**

3 Bedroom, 3.00 Bathroom, 2,059 sqft

Rural on 0.58 Acres

Sunset Point, Rural Lac Ste. Anne County, AB

Escape the city and enjoy lake life in this stunning custom walkout bungalow on 0.58 acres. Built for quality and comfort, it features ICF construction, in-floor heating on all levels, and an oversized triple garage. Inside, a grand curved staircase with stair lighting makes a statement. The bright main floor boasts birch hardwood, a chef's kitchen with granite counters, and a spacious living room with a wood-burning fireplace leading to a wrap-around maintenance-free deck. The primary suite is a retreat with double sinks, an 8-sprayer shower, and a rain shower head. The fully finished walkout basement includes a rec room, bar, additional bedroom, steam shower, and a mudroom with a bonus 2-pc bath. A large front and back driveway provides ample parking for all your toys.

Built in 2006

## Essential Information

MLS® #	E4428463
Price	\$709,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,059
Acres	0.58



Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5631 49 St
Area	Rural Lac Ste. Anne County
Subdivision	Sunset Point
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### **Amenities**

Features	Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, HRV System
Parking Spaces	15

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Beach Access, Boating, Cul-De-Sac, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Construction	Wood
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	2
Zoning	Zone 71

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