# \$469,000 - 5036 50 Avenue, Rural Lac Ste. Anne County

MLS® #E4429208

### \$469.000

1 Bedroom, 2.00 Bathroom, 1,122 sqft Rural on 0.21 Acres

Alberta Beach, Rural Lac Ste. Anne County, AB

Waterfront Home with Shop and guest suite!! -Completely renovated down to the studs, this bungalow boasts newer siding, insulation, windows, kitchen, bath, flooring, drywall, and paint. The open floor plan features Corian countertops with ample space, plenty of cabinets, a jetted tub, and even a Pet Shower. Originally a two-bedroom, it can easily be converted back to two. Included on the property is a 28' x 40' shop which houses a self-contained suite with a full bath and kitchenette. The shop is equipped with two 36" man doors, two 10' wide by 9' high doors, in-floor heating, and is wired for generator with 125 amp service. The lot, stretching 184 feet deep, offers a generously sized lakefront area, fully fenced and gated. Conveniently located near the main beach, yet nestled in the town center, the shop acts as a privacy barrier for the rest of the yard, ensuring a serene atmosphere. Located off the shores of Lac Ste Anne.

Built in 1966

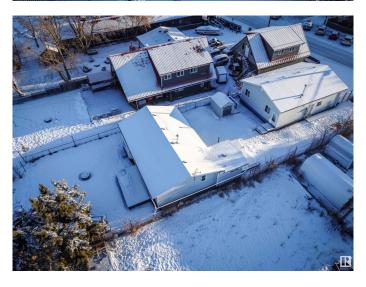
### **Essential Information**

MLS® # E4429208 Price \$469,000

Bedrooms 1







Bathrooms 2.00

Full Baths 2

Square Footage 1,122

Acres 0.21 Year Built 1966

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 5036 50 Avenue

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, Fire Pit

Interior

Heating Forced Air-1, In Floor Heat System, Natural Gas

Stories 1

Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Wood

Exterior Features Fenced, Recreation Use, Waterfront Property

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 4th, 2025

Days on Market 17

Zoning Zone 71

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