

Courtesy Of Kimberly A Benson Of Century 21 Leading

# **\$669,000 - 55122 Range Road 13, Rural Lac Ste. Anne County**

MLS® #E4429228

**\$669,000**

6 Bedroom, 2.50 Bathroom, 1,508 sqft  
Rural on 31.78 Acres

None, Rural Lac Ste. Anne County, AB

Gain some low-effort sweat equity in this one-of-a-kind acreage just 5 minutes to Onoway and only 12 to Stony Plain! Fully fenced and cross-fenced 31.78 acres with valuable Highway 37 frontage. AG1 zoning with many discretionary uses for a home business. Put your cosmetic finishing touches on this sprawling 6 bedroom, 2 1/2 bath bungalow with a mostly finished basement with roughed-in bathroom and in-floor heating. Newer basement windows meet egress. BIG TICKET ITEMS UPDATED! New water boiler & hot water tank, pressure tank 2020. New well 2017, metal roof 2011. Reverse osmosis water system, central vac, main floor laundry. Garage converted to bonus room/business lobby. HUGE HANDYMAN'S DREAM SHOP! 40'x60', concrete floors, 12' ceilings, 10'x14' overhead door. 220v power. Fire retardant insulation with radiant overhead heat. Roughed in for in-floor heating! Livestock waterer, vegetable garden plot, concrete firepit pad at front, as well as treed area with campsite setup and crusher cone firepit.

Built in 1992

## **Essential Information**

MLS® #                      E4429228



Price	\$669,000
Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,508
Acres	31.78
Year Built	1992
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	55122 Range Road 13
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

### Amenities

Features	Deck, Exterior Walls- 2"x6", Fire Pit, Hot Water Instant, Parking-Visitor, R.V. Storage, Vinyl Windows, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Cross Fenced, Fenced, Recreation Use, Schools, Shopping Nearby, Vegetable Garden
Construction	Wood
Foundation	Preserved Wood

**Additional Information**

Date Listed            April 4th, 2025  
Days on Market      14  
Zoning                Zone 70

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