

# **\$749,000 - 55502 Nikoodi Road, Rural Lac Ste. Anne County**

MLS® #E4429301

## **\$749,000**

4 Bedroom, 2.50 Bathroom, 1,038 sqft  
Rural on 23.01 Acres

Lac Ste Anne, Rural Lac Ste. Anne County,  
AB

4 bedroom, 2 1/2 bathroom updated home on 22 acres with a 3750 sqft (50x75) commercial shop. Work and live on this fabulous property with tons of potential and opportunity. 2176 sq ft of living space on both levels. New flooring, vinyl windows, counters and cabinets. Garden plot, cold room, garage/shed and RV parking, small pond and backyard fire pit area. Insulated, heated shop with 22' ceiling has 6" concrete pad with floor drain and sump, 14,000 lb 2-post lift, mezzanine, 2-pc bathroom, 150psi 120 gal 10hp air compressor, welding area with venting, return air, overhead radiant heater and forced air furnace, on-demand hot water tank. 20'x16' main door, 14'x14' side door and 3 entry doors. Great family home with lots of space. Property comes with huge topsoil pile which could be sold for extra income.

Built in 1970

## **Essential Information**

MLS® #	E4429301
Price	\$749,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,038
Acres	23.01
Year Built	1970
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	55502 Nikoodi Road
Area	Rural Lac Ste. Anne County
Subdivision	Lac Ste Anne
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0X0

### **Amenities**

Features	Deck, Front Porch
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### **Interior**

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

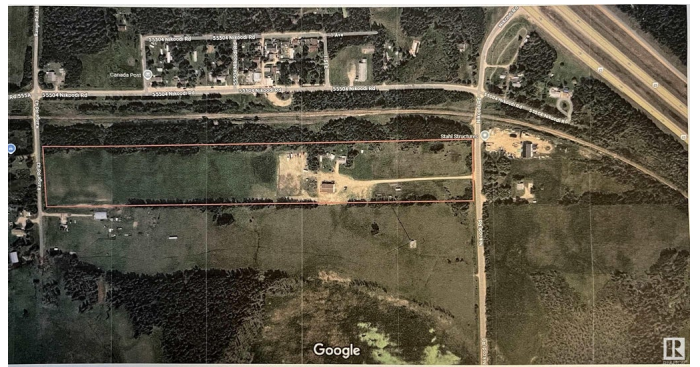
### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Level Land, Recreation Use, Stream/Pond, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Preserved Wood

### **Additional Information**

Date Listed	April 5th, 2025
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Days on Market 12  
Zoning Zone 71



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Listing information last updated on April 17th, 2025 at 9:17pm MDT