

# **\$515,000 - 514 54411 Rge Rd 40, Rural Lac Ste. Anne County**

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MLS® #E4431899

**\$515,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 2.98 Acres

None, Rural Lac Ste. Anne County, AB

NOT OFTEN DOES A PROPERTY LIKE THIS COME ALONG!! 40 MINUTES WEST OF EDMONTON ON THE SOUTH SHORE OF LAC STE ANNE IS WHERE YOU WILL FIND THIS 2.98 ACRE WATERFRONT PROPERTY WITH RIPARIAN RIGHTS. YOU GET 600 FEET OF SHORELINE TO ENJOY ALL ON YOUR OWN AND THE PROPERTY IS TREED FOR PRIVACY. THIS PROPERTY TITLE CONTAINS 2 LOTS SO PERHAPS AN OPPORTUNITY TO BUILD 2 HOMES AND CREATE YOUR FAMILY WATERFRONT DREAM COMPOUND. THERE IS SAND PRESENT DOWN BY THE WATER. THERE ARE OTHER ATTACHED LOTS FOR SALE AS WELL. PLEASE CHECK THE PHOTOS FOR THE LOT SIZES THAT ARE AVAILABLE. IMAGINE THE POSSIBILITIES ON THIS GEM. POWER AND GAS AT PROPERTY LINE.

Built in 1950

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4431899  |
| Price     | \$515,000 |
| Bathrooms | 0.00      |
| Acres     | 2.98      |



|            |                 |
|------------|-----------------|
| Year Built | 1950            |
| Type       | Rural           |
| Sub-Type   | Vacant Lot/Land |
| Status     | Active          |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 514 54411 Rge Rd 40        |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | None                       |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0A0                    |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Boating, Flat Site, Lake Access Property, Lake View, Private Setting, Schools, Shopping Nearby, Treed Lot, Waterfront Property |
|-------------------|--|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 20th, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 70          |

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Listing information last updated on April 20th, 2025 at 10:17pm MDT