

# \$155,000 - 5227 5231 48a Avenue, Rural Lac Ste. Anne County

MLS® #E4417748

## \$155,000

2 Bedroom, 1.00 Bathroom, 555 sqft

Rural on 0.34 Acres

Alberta Beach, Rural Lac Ste. Anne County, AB

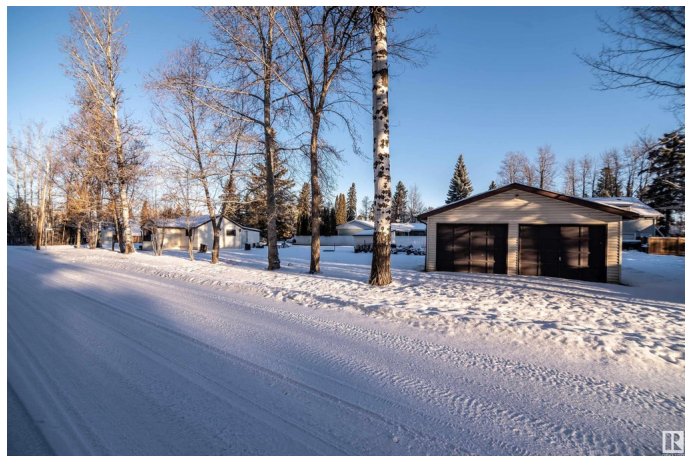
Fully Serviced cottage set on a double corner lot measuring just over a third of an acre. Recently amalgamated lots now has this measuring at 100 x 150' total lot area. Taxes are yet to be assessed as one so will be considerably less. Cabin may not be restored.

Comes with gas/power/sewer and well. Also a double oversized detached garage. Close to the lake, centre of town with all amenities and main beach area, library, museum and restaurants. Enjoy all the activities lake living offers with boating, swimming, fishing both in summer and winter, snowmobiling and much more. Located in Alberta Beach, just 35 minutes NW of Edmonton.

Built in 1961

## Essential Information

MLS® #	E4417748
Price	\$155,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	555
Acres	0.34
Year Built	1961



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5227 5231 48a Avenue
Area	Rural Lac Ste. Anne County
Subdivision	Alberta Beach
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0A 0A0

### **Amenities**

Features	Fire Pit
----------	----------

### **Interior**

Heating	Wood Stove, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Corner Lot, Recreation Use
Construction	Wood
Foundation	Wood

### **Additional Information**

Date Listed	January 11th, 2025
Days on Market	84
Zoning	Zone 71

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 2:47pm MDT