

# **\$684,900 - 37 3410 Ste. Anne Trail, Rural Lac Ste. Anne County**

MLS® #E4417802

**\$684,900**

4 Bedroom, 2.50 Bathroom, 2,157 sqft

Rural on 0.18 Acres

Windmill Harbour, Rural Lac Ste. Anne County, AB

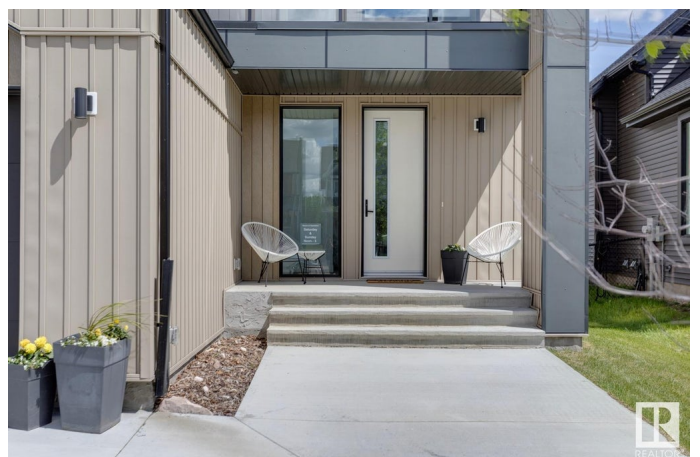
Welcome to the gated community of Windmill Harbor, the most unique community in Lac Ste Anne & Alberta Beach. This immaculate showhome features a stunning floorplan and offers spectacular lake views and backs onto an environmental reserve. This property includes 4 bedroom, is fully finished top to bottom and has been upgraded throughout. The main level features a 20ft vaulted ceiling with massive windows allowing for tons of natural light, spacious living room, perfectly situated dining room and a clean modern kitchen. The upper level is where you will find a beautiful bonus room that overlooks the entire lac ste anne lake. This home comes fully finished, fully landscaped and is move in ready! Many other lots available to add your own touches if you're looking to build in this perfect community that will include community amenities, pickle ball courts, outdoor bbq area, marina with extra boat slips, hiking trails and so much more. Perfect all year round for recreational use or full time living.

Built in 2021

## **Essential Information**

MLS® #

E4417802



Price	\$684,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,157
Acres	0.18
Year Built	2021
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	37 3410 Ste. Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	Windmill Harbour
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A1

### Amenities

Features	Air Conditioner, Deck
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Environmental Reserve, Fenced, Gated Community, Golf Nearby, Lake Access Property, Lake View, Landscaped, No Back Lane, Playground Nearby, Private Setting, Shopping Nearby, Waterfront Property
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      January 13th, 2025  
Days on Market                96  
Zoning                            Zone 71  
HOA Fees                        220  
HOA Fees Freq.                Monthly

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