

# **\$475,000 - 6009 52 Avenue, Rural Lac Ste. Anne County**

MLS® #E4419277

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,658 sqft

Rural on 0.15 Acres

Val Quentin, Rural Lac Ste. Anne County, AB

## **AMAZING VALUE FOR PRIME LAKEFRONT!**

The quintessential LAKE FRONT DESIGN from 1993 with HUGE WINDOWS and views from the main, 2nd and top floors - of LAC STE ANNE. This home offers a tremendous value but likely will need upgrading and repairs, as price reflects. Grand VAULTED CELINGS over kitchen, eating, and living areas. Main floor primary bedroom. Spacious main bath with TWIN SINKS, a window and more. Second floor has a family room, bedroom and a full bath. There is also a LOFT ABOVE, perfect for visitors, kids or grandkids! ENORMOUS DECK is full width and full length of the home-perfect for entertaining! A DREAM GARAGE (32' x 25') that will hold vehicles and all the toys. REDONE DRIVEWAY will fit at least 6 cars. Includes approx 50' of dock with stands. NEW STOVE, FRIDGE, MICRO, FURNACE, HWT. Connected to the MUNICIPAL SEWER and has an established WELL. Located in the Summer Village of VAL QUENTIN, paved roads, 3 lakeside parks, Gazebo, Basketball/Hockey enclosure, Boat Launch and much more!



Built in 1993

## **Essential Information**

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Price \$475,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,658
Acres	0.15
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	6009 52 Avenue
Area	Rural Lac Ste. Anne County
Subdivision	Val Quentin
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

### **Amenities**

Features	Crawl Space, Deck, Front Porch, See Remarks
Parking Spaces	8

### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Flat Site, Lake Access Property, Lake View, Landscaped, No Through Road, Paved Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby, Waterfront Property, Street Lighting
Construction	Wood
Foundation	Grade Beam

### **Additional Information**

Date Listed January 26th, 2025

Days on Market 69

Zoning Zone 71

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Listing information last updated on April 5th, 2025 at 3:32am MDT