

Courtesy Of Wendy Siddall Of Century 21 Masters

## **\$440,000 - 4735 44 Street, Rural Lac Ste. Anne County**

MLS® #E4422003

**\$440,000**

3 Bedroom, 2.50 Bathroom, 1,720 sqft

Rural on 0.11 Acres

Alberta Beach, Rural Lac Ste. Anne County, AB

Just a block away from Lac Ste. Anne, step into the embrace of a sprawling 1700+ sqft, two-story abode adorned with a grand 500 sqft wrap-around covered veranda and a charming fenced front garden. Within this enchanting bespoke dwelling lies a lavish primary sanctuary, graced with a gas-lit hearth and a luxurious 4-piece ensuite featuring a grand corner jetted tub. Also on the second level to discover two more delightful chambers and a second 4-piece bath. On the main floor, a capacious kitchen and dining expanse awaits, crowned by an expansive 11-foot island, tailor-made for soirées. A spacious living area with fireplace, guest lavatory, and laundry facility round out the main level. A rarity in Alberta Beach, a full basement beckons, eager for your personal touch. Outside, revel in the comfort of your back deck, double garage, with an additional single parking space, completing this ethereal haven. Enjoy amenities such as grocery stores, library, museum and golf.

Built in 2010

### **Essential Information**

MLS® # E4422003

Price \$440,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,720
Acres	0.11
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4735 44 Street
Area	Rural Lac Ste. Anne County
Subdivision	Alberta Beach
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### **Amenities**

Features	Air Conditioner, Vinyl Windows
Parking Spaces	3

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	See Remarks, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Boating, Corner Lot, Fenced, Lake View, Landscaped, Low Maintenance Landscape, Playground Nearby
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 19th, 2025

Days on Market 45

Zoning Zone 71

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