

# **\$639,900 - 517 55101 Ste. Anne Trail, Rural Lac Ste. Anne County**

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MLS® #E4423463

**\$639,900**

3 Bedroom, 2.50 Bathroom, 1,334 sqft

Rural on 0.17 Acres

Estates At Waters Edge, Rural Lac Ste. Anne County, AB

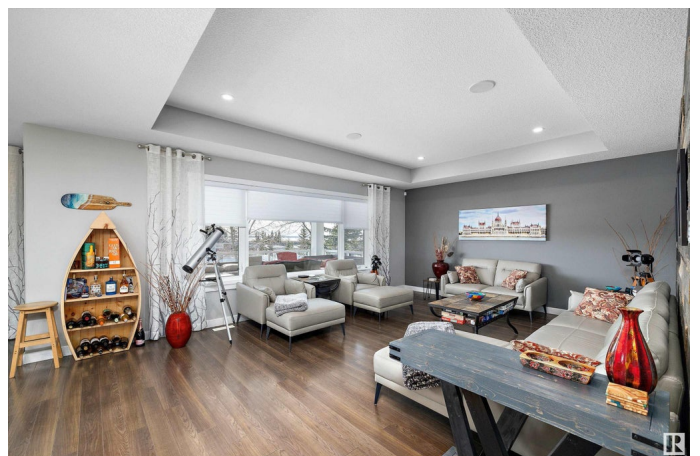
Welcome to 517-55101 Ste. Anne Trail, a stunning bungalow nestled in the prestigious Estates at Waters Edge community. This exquisite 3 bed, 2 bath home offers over 2,400 sq ft of luxurious living space, thoughtfully designed to provide comfort & elegance. You'll be captivated by the open-concept layout featuring an island kitchen w/custom cabinetry & granite countertops. The dining area seamlessly flows into a bright living room, where large windows fill the space w/natural light. The Primary is a true retreat, w/custom closet & 5 pc ensuite offering modern fixtures & finishes & heated flr. The basement is complete w/in-flr heat, family rm, rec rm, two bdrms & a 3 pc bath. Step outside to the south-facing covered deck, an ideal spot for morning coffee or evening gatherings, all while enjoying unobstructed views. The property also incl an oversized dbl garage w/heated flr & one bay extending 30 ft deep, perfect for storing vehicles & rec equipment. Experience the epitome of Waters Edge living!

Built in 2014

## **Essential Information**

MLS® #

E4423463



Price	\$639,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,334
Acres	0.17
Year Built	2014
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	517 55101 Ste. Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	Estates At Waters Edge
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A1

### Amenities

Features	Air Conditioner, Club House, Deck, Exercise Room, Hot Tub, Pool-Outdoor, R.V. Storage
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Boating, Gated Community, Lake Access Property, Lake View, Landscaped, Playground Nearby, Schools, Shopping Nearby, Waterfront Property
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 28th, 2025  
Days on Market                50  
Zoning                              Zone 71  
Condo Fee                        \$236

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