

Courtesy Of Deborah L Gouin Of Century 21 Masters

# \$399,900 - 36 55022 Ste. Anne Trail, Rural Lac Ste. Anne County

MLS® #E4423886

**\$399,900**

4 Bedroom, 2.00 Bathroom, 976 sqft  
Rural on 0.21 Acres

Sunset Point, Rural Lac Ste. Anne County, AB

EXCEPTIONAL VIEWS, EXCEPTIONAL VALUE are offered in this WELL cared for, one owner lakefront home! 4 bdrms, 2 baths - with vaulted ceilings, loads of natural light & a covered deck off the primary bedroom - provide ample accommodations for your family while the ENTIRE LOWER LEVEL provides an amazing wide open space for the clan to gather! A large European-designed kitchen, HUGE living room /dining area with loads of storage space look out to the water-facing deck & lovely yard beyond! With in-floor heating on the upper level & hot-water heating on the lower level, this home has a drilled well & is connected to municipal sewer system. Recent upgrades incl: most windows (except patio doors), Hot Water on Demand system, flooring on lower level, connected to municipal sewer all within last 4 years. Roof was re-shingled (35 yr shingles) approx. 10 years ago. Conveniently located a short 25 min drive to Stony Plain & Spruce Grove, this well-priced waterfront home may be just what you've been searching for!

Built in 1989

## Essential Information

MLS® # E4423886



Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	976
Acres	0.21
Year Built	1989
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### **Community Information**

Address	36 55022 Ste. Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	Sunset Point
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A1

### **Amenities**

Features	Off Street Parking, Deck, Fire Pit, Hot Water Instant, Hot Water Natural Gas, Hot Water Tankless, Skylight, Vaulted Ceiling, Vinyl Windows, Walkout Basement
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### **Interior**

Interior Features	ensuite bathroom
Heating	Hot Water, Natural Gas, Water
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Beach Access, Boating, Hillside, Lake Access Property, Lake View, Not Fenced, Recreation Use, Shopping Nearby, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 3rd, 2025

Days on Market 33

Zoning Zone 71

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