

# \$519,900 - 303 55504 Rr 13, Rural Lac Ste. Anne County

MLS® #E4427920

**\$519,900**

3 Bedroom, 2.00 Bathroom, 1,354 sqft  
Rural on 2.42 Acres

Tree Farm Estates, Rural Lac Ste. Anne County, AB

Discover the perfect blend of luxury and nature with this high-quality custom-built home, set on 2.42 acres. Designed for comfort and style, this home features vaulted ceilings and an open-concept layout, seamlessly connecting the living room, kitchen, and dining area—perfect for entertaining or relaxing in a serene setting. The main floor boasts a spacious primary bedroom with a luxurious ensuite, along with two additional junior bedrooms and a full bathroom. The basement is framed and ready for drywall, offering space for a large family room, an additional bedroom, and a plumbed and framed four-piece bathroom—ideal for future development. Enjoy year-round comfort with central air conditioning, a high-efficiency furnace, and a hot water tank. The oversized double-attached insulated garage provides ample storage and parking. Step outside to a spacious deck, a private backyard, and a cozy outdoor fire area, perfect for soaking in the natural surroundings.

Built in 2021

## Essential Information

MLS® #	E4427920
Price	\$519,900
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,354
Acres	2.42
Year Built	2021
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	303 55504 Rr 13
Area	Rural Lac Ste. Anne County
Subdivision	Tree Farm Estates
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

### Amenities

Features	Air Conditioner, Deck, Front Porch, No Smoking Home, Vaulted Ceiling, Vinyl Windows
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 28th, 2025
Days on Market	21

## Zoning

## Zone 70

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Listing information last updated on April 18th, 2025 at 8:47am MDT