

# **\$550,000 - 54302 Rge Road 42, Rural Lac Ste. Anne County**

MLS® #E4430523

**\$550,000**

3 Bedroom, 2.00 Bathroom, 1,158 sqft  
Rural on 12.18 Acres

None, Rural Lac Ste. Anne County, AB

Welcome to 54302 Rge Rd 42, this beautiful 12.18 acre acreage is located about 10 minutes west of Alberta Beach. This 1158 sqft bungalow has 3 bedrooms, a den & 2 full bathrooms. Well maintained & updated over the years. On the main floor, you will enjoy the large country kitchen with separate living room with a woodstove, 3 bedrooms & a renovated 4p main bath. In the basements, is a living space, workshop area, large laundry room, 3p bath, a den with a small window (great for an office), a coldroom with access to the walk-up (separate entry). In the beautifully landscaped yard is a large deck with enclosed gazebo, garden area & a triple detached garage. This acreage is also set up for horses with 2 smaller paddocks close to the house, one with a smaller barn (~24'x18') with 2 box stalls & there is a larger pasture further away from the house for summer grazing. Upgrades include cedar shingles (~20yrs old), Tankless hot water (2008), Furnace (2008), most kitchen appliances (2017 or newer), PVC cased well.

Built in 1982

## **Essential Information**

MLS® #	E4430523
Price	\$550,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,158
Acres	12.18
Year Built	1982
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	54302 Rge Road 42
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A1

### **Amenities**

Features	Exterior Walls- 2"x6", Gazebo, Hot Water Tankless, Vinyl Windows, Walk-up Basement
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### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Flat Site, Landscaped, Level Land, Private Setting, Schools, Treed Lot, Vegetable Garden, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 11th, 2025

Days on Market 8

Zoning Zone 70

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