

# **\$335,000 - 90 4418 Hwy 633, Rural Lac Ste. Anne County**

MLS® #E4391258

**\$335,000**

2 Bedroom, 1.00 Bathroom, 784 sqft

Rural on 0.55 Acres

Birchwood Estates, Rural Lac Ste. Anne County, AB

**NEWLY PAINTED! LAKE PROPERTY!!!** Live year round in this 2 bedroom home. Enjoy all LAKE LIFE activities - boating, fishing, snowmobiling, snowshoeing, ice fishing, birding, wildlife watching and Northern Lights viewing can all be part of your EVERYDAY LIFESTYLE. This home, in the quiet community of Birchwood Estates on the southern shores of Lac Ste. Anne, has an accessible bathroom with walk-in shower, water treatment system, drilled well, 1500 gallon holding tank, garden plot and RV parking with designated electrical panel. Stay cozy by the natural gas freestanding fireplace and in-floor heating while enjoying the lake views. Detached double garage, built in 2010, provides single car parking and a flex space that can be used as an office, guest quarters or recreational space. Access the lake by enjoying a short walk across crown land to the lakefront or use the community boat launch at the end of the road. Close to Darwell where there is a K-8 school, library, store, restaurant and community centres.

Built in 1990

## **Essential Information**



MLS® #	E4391258
Price	\$335,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	784
Acres	0.55
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	90 4418 Hwy 633
Area	Rural Lac Ste. Anne County
Subdivision	Birchwood Estates
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0L0

### **Amenities**

Features	Fire Pit, Hot Water Natural Gas, Vinyl Windows
Parking Spaces	4

### **Interior**

Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Boating, Environmental Reserve, Golf Nearby, Lake Access Property, Lake View, Schools, Waterfront Property, Partially Fenced
Construction	Wood

Foundation                      Slab

**Additional Information**

Date Listed                      June 6th, 2024

Days on Market                317

Zoning                            Zone 71

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