

# **\$895,000 - 201, 55101 Ste. Anne Trail, Rural Lac Ste. Anne County**

MLS® #E4423272

**\$895,000**

4 Bedroom, 3.00 Bathroom, 2,854 sqft

Rural on 0.21 Acres

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

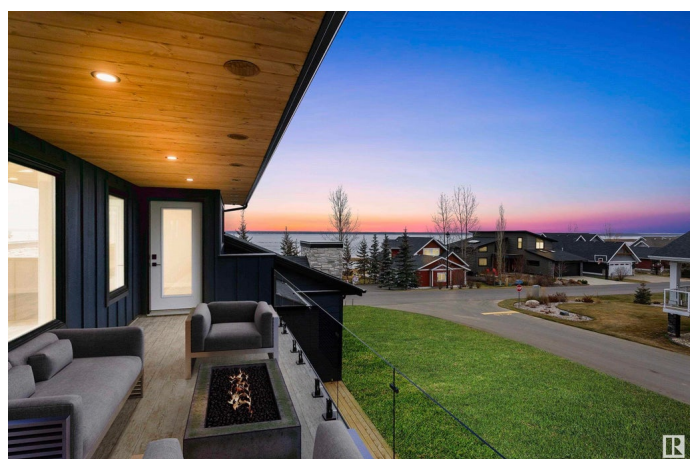
Just steps to the water and your boat is where you will find this BRAND NEW almost 3000 sqft (living space) 4 bedroom 2 story. Take in amazing lake views from the south facing deck just off the great room or entertain on the massive west courtyard style deck. The interior finishes are exquisite and offers the cozy lake feel that will be comforting. The main floor features the living/dining/kitchen area plus the primary bedroom with ensuite, 2nd bedroom, 4 piece bathroom and a laundry room. Make your way upstairs to discover 2 more bedrooms and the lake facing bonus/family room...fantastic! There is also a balcony upstairs so you are never far from enjoying the outdoors. The attached garage is 33.5x25 so plenty of room for all the toys. Additional storage is available in the huge crawlspace. The community offers municipal water/sewer, beachfront park, clubhouse, heated outdoor pool, private marinas/boat launch and a fitness facility. Staging furniture is virtual. Base cabinet colour has been changed.

Built in 2023

## **Essential Information**

MLS® #

E4423272



Price	\$895,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,854
Acres	0.21
Year Built	2023
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	201, 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	Deck, Lake Privileges, No Animal Home, No Smoking Home, Pool-Outdoor, R.V. Storage
----------	--

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, See Remarks

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Boating, Flat Site, Gated Community, Golf Nearby, Lake Access Property, Lake View, Playground Nearby, Schools, Shopping Nearby
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on April 19th, 2025 at 5:17pm MDT