

# **\$492,900 - 313 55101 Ste Anne Trail, Rural Lac Ste. Anne County**

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MLS® #E4423506

**\$492,900**

3 Bedroom, 2.00 Bathroom, 1,421 sqft

Rural on 0.17 Acres

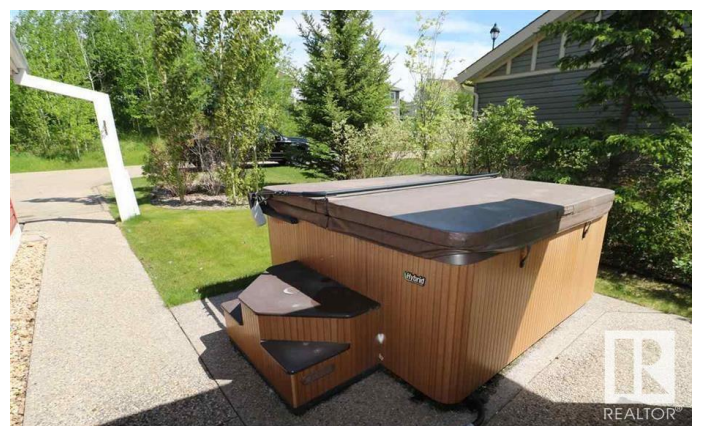
Estates At Waters Edge, Rural Lac Ste. Anne County, AB

Do you want a Year-round 3 bedroom Lake home just steps away from a private Marina, Pool, and Beachfront park? HERE IT IS!! Great wide open living space with views of the lake from the living room and kitchen. Kitchen features a numerous wood cabinets along with a huge island and stainless appliances. Cozy up to the gas fireplace or lounge out on the massive lakeside covered deck. Great master with his/her closets and 3 piece ensuite. Two more bedrooms, a 4 piece bath and a laundry round out the floor plan. Hard surface flooring throughout... no carpet! Did I mention the hot-tub? Well there is one and also a double attached garage... yay! Swimming, fishing, and watersports in the summer and skating, snowmobiling, and cross country skiing in the winter. Doesn't get much better! And on top of it all there is Municipal water & Sewer... usually not found at the lake.

Built in 2009

## **Essential Information**

MLS® #	E4423506
Price	\$492,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,421
Acres	0.17
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	313 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	Air Conditioner, Club House, Deck, Hot Tub, Pool-Outdoor, R.V. Storage
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Flat Site, Gated Community, Golf Nearby, Lake Access Property, Lake View, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 1st, 2025
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Days on Market	49
Zoning	Zone 71
Condo Fee	\$236

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Listing information last updated on April 19th, 2025 at 1:47pm MDT