

Courtesy Of Jacquie C Smith Of 2% Realty Pro

# **\$674,900 - 539 55101 Ste. Anne Trail, Rural Lac Ste. Anne County**

MLS® #E4427965

**\$674,900**

4 Bedroom, 3.00 Bathroom, 1,382 sqft

Rural on 0.20 Acres

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

WALK OUT BUNGALOW in a GATED LAKE community! Just shy of 2800 sqft of living space this PREMIUM year round home w/4 BDRMS, 3 FULL BATH, a chef's kitchen w/stainless appliances including GAS stove, massive island & walk in pantry, open to the dining area with wall of windows to the back yard, garden door to the O/S attached deck (an entertainers dream), primary bedroom w/ 5' glass shower & dual sinks, 2ND Br OR DEN W/MURPHY bed/desk, main floor laundry (extra hook ups in the lower level), walk out level boasts a wet bar, rec area, family room, 2 huge bedrooms and another full bath with dual sinks! This one is FULLY loaded with A/C, heated floors, QUARTZ throughout, hardwood, heated O/S garage w/drain, HOT TUB, 2 fireplaces, BBQ gas hook ups up & down, B/I speaker system up & down living area & both decks! Waters Edge is a friendly gated community w/heated outdoor pool, fitness center, skating rink, playground, marina & boat launch. 45 minutes west of Edmonton on a divided highway! Welcome Home.

Built in 2016

## **Essential Information**



MLS® #	E4427965
Price	\$674,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,382
Acres	0.20
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	539 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, Ceiling 9 ft., Deck, Fire Pit, Hot Tub, Lake Privileges, No Animal Home, No Smoking Home, Pool-Outdoor, Walkout Basement
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Gated Community, Lake Access Property, Lake View, Landscaped, Playground Nearby, Schools
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 28th, 2025  
Days on Market                21  
Zoning                              Zone 71  
Condo Fee                        \$221

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