

# **\$165,000 - 3302 Morin Drive, Rural Lac Ste. Anne County**

MLS® #E4430046

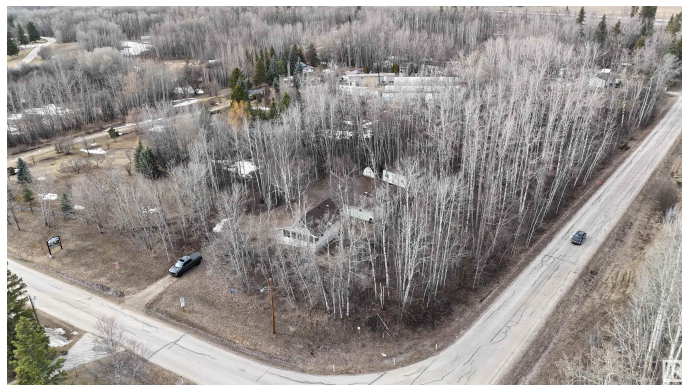
**\$165,000**

1 Bedroom, 1.00 Bathroom, 593 sqft

Rural on 1.87 Acres

Yellowstone, Rural Lac Ste. Anne County, AB

Escape to your own private paradise with this 1.87-acre, fully treed retreat on the edge of The Summer Village of Yellowstone Park. Boasting serene lake views of Lac Ste Anne, this charming 1979-built cabin is the ultimate weekend getaway. The cozy interior features an upper loft, a forced-air heater, and a wood-burning stove for those crisp evenings, while power & natural gas, with high efficient furnace & modernized plumbing ensure modern comfort. Water needs are met with above-ground cisterns in the basement and an underground septic holding tank. Perfect for hosting friends and family, this property offers ample space for RVs, a small single-car garage, and a bonus bunkhouse for extra guests. Sold turn-key, this retreat is ready for immediate enjoyment—whether you’re seeking relaxation or outdoor adventure. With its peaceful setting and room to roam, this hidden gem is your ticket to relax and unwind in nature..



Built in 1979

## **Essential Information**

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Price \$165,000

Bedrooms 1

Bathrooms	1.00
Full Baths	1
Square Footage	593
Acres	1.87
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3302 Morin Drive
Area	Rural Lac Ste. Anne County
Subdivision	Yellowstone
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### **Amenities**

Features	Crawl Space, Front Porch, Hot Water Electric, R.V. Storage
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### **Interior**

Heating	Forced Air-1, Wood Stove, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Corner Lot, Lake View, Level Land, Playground Nearby, Private Setting
Construction	Wood
Foundation	Grade Beam, Preserved Wood

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	10
Zoning	Zone 71

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Listing information last updated on April 19th, 2025 at 6:32am MDT