



# 5036 50 Avenue Rural Lac Ste. Anne County AB

\$475,000

Waterfront Home - Completely renovated down to the studs, this bungalow boasts newer siding, insulation, windows, kitchen, bath, flooring, drywall, and paint. The open floor plan features Corian countertops with ample space, plenty of cabinets, a jetted tub, and even a Pet Shower. Originally a two-bedroom, it can easily be converted back to two. Included on the property is a 28' x 40' shop which houses a self-contained suite with a full bath and kitchenette. The shop is equipped with two 36" man doors, two 10' wide by 9' high doors, in-floor heating, and is wired for generator with 125 amp service. The lot, stretching 184 feet deep, offers a generously sized lakefront area, fully fenced and gated. Conveniently located near the main beach, yet nestled in the town center, the shop acts as a privacy barrier for the rest of the yard, ensuring a serene atmosphere. Located off the shores of Lac Ste Anne.

Listing Presented By:



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