



## 54201 RGE ROAD 40 Rural Lac Ste. Anne County AB

\$539,900

This expansive property offers plenty of room to build a barn, workshop, or other structures, w/ easy access to Stony Plain & Spruce Grove. This bungalow boasts a spacious open-beam living room w/ built-in cabinets, a large country kitchen w/ patio doors leading to a deck & a primary bedroom w/ a 2pce ensuite (w/ backdoor access). The 2nd & 3rd bedrooms are generously sized. The fully finished basement has a den, hobby room, 3pce bath & a family room. The home has been updated throughout w/ newer windows & doors on the main floor, modern lighting & ceiling fans. The home & garage (with 220V) both feature a long-lasting metal roof. Additional upgrades include a high-efficiency furnace, hwt, water conditioner, pressure tank, central a/c (2023), septic field (2024) & laminate flooring (2024). The lot is beautifully landscaped w/ trees & a large garden area. There's also RV parking available for guests or family. On 19.64 acres, this property is perfect for small business, truckers or hobby farms!

Listing Presented By:



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