



## 54216 RGE RD 12 Rural Lac Ste. Anne County AB

\$474,900

Welcome to your 2-storey custom-built 2019 home! This open-concept gem features new vinyl plank flooring, new carpet, 9ft ceilings on the main floor, in-floor heating, and custom LED light fixtures. Upstairs, you'll find maple hardwood floors, 3 bedrooms, upstairs laundry, and a full 4-piece bathroom with a separate soaker tub/shower and water closet. Nestled in a private setting out of subdivision, it's just 15 minutes from town. Luxurious touches include LUX triple-pane windows, a custom powder-coated front door with a German 5-point locking system, solid 8' interior doors, and a stunning Whitewash Rough Shiplap ceiling on the main floor. Discover the perfect 3.39-acre escape nestled among the trees, featuring a desirable west-facing back deck ideal for soaking in the sunset. With ample space to build your dream garage. Don't miss out on this unique, elegant retreat!

Listing Presented By:



Originally Listed by:  
Better Way Real Estate Ltd

ben@betterwayrealestate.ca  
<http://www.betterwayrealestate.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)