



1401 HWY 37 Rural Lac Ste. Anne County AB

\$525,000

One of the most UNIQUE properties available for sale, this OUT OF SUBDIVISION acreage is like no other. Situated on nearly 12 acres of beautifully treed land, it features saskatoon & raspberry bushes throughout, & borders Toad Creek, bringing w/ it an abundance of wildlife in the Bow Zone for your enjoyment. The house itself showcases a stunning open-concept layout, soaring ceilings, double-hung windows, 8' ceiling fan, in-floor heat, Chef's kitchen w/ high-end appliances, solid maple cabinets, & QUARTZ countertops, Dolby surround-sound in the living room w/ attached Murphy Bed, 4pc bath w/ 6' cast-iron clawfoot tub, main-floor laundry & storage, & a top-floor loft w/ owner's suite, sitting area, walk-in closet, & 3pc ensuite. Complete w/ underground utilities, full hydronic heating system, concrete floors, metal clad roofing, engineered screw piles for a wrap-around deck, large clearing out back w/ 2nd power cable for future shop, 500 gallon propane tank, R40 insulation - this home is LOADED w/ features!

Listing Presented By:



Originally Listed by:
RE/MAX PREFERRED CHOICE

clayton@ianandchantel.com
<https://www.ianandchantel.com>

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000
Fax:
jmattie@telusplanet.net