



## Rural Lac Ste Anne County Alberta

\$449,900

In the heart of Alberta Beach, this 1270sq.ft home, boasts three well-proportioned bedrooms, plus den, this serene retreat with modern comforts includes a double attached heated garage. On a stunning .46-acre lot surpassing many available in the area, this home offers a mini orchard with fruit trees and berries, a large deck with a pergola, and above-ground pool. The interior has been meticulously updated, featuring new vinyl plank flooring and a fresh coat of paint. A sunken living room, complete with a large bow window and a wood-burning fireplace. The kitchen showcases two-tone cabinets, stainless steel appliances, and a chic, modern faucet. It seamlessly flows into the dining area, where sliding doors reveal an expansive backyard oasis. On the second floor the primary bedroom is a peaceful haven with dual closets and an en-suite, complemented by two additional bedrooms and a full bath. Situated minutes from Grasmere School, AB Beach Golf Resort and the pier, this home offers charm and convenience. (id:6769)

Family room 3.76 m X 6.43 m

Den 2.79 m X 3.38 m

Laundry room 2.67 m X 3.05 m

Living room 5.1 m X 3.74 m

Dining room 2.97 m X 3.76 m

Kitchen 4.19 m X 3.76 m

Primary Bedroom 3.76 m X 4.22 m

Bedroom 2 2.95 m X 4.32 m

Bedroom 3 3.28 m X 2.73 m

Listing Presented By:



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