



## 55101 STE. ANNE Trail 323 Rural Lac Ste. Anne County AB

\$479,900

Pride of ownership is evident in this over 1200 sqft 2 bedroom lake home. As you enter you are greeted with a wide open plan featuring wood cabinets in the island kitchen, matching bar area, large dining space and a bright living room with cozy gas f/p. This gorgeous bungalow includes recent updates such as countertops, backsplash and plumbing fixtures. Just off the dining is patio doors to the south facing lakeside covered deck. The primary bedroom is a fantastic size with large lake facing windows, custom closet and a 4 piece ensuite. A 2nd bedroom, 4 piece main bathroom and laundry round out the main floor. There is a large closet/storage and pantry just off the kitchen and an entire concrete floor crawlspace under the home can also be used for storage. Other features include central vac, gas BBQ, wine fridge and an oversized double garage with one bay measuring 30' deep! Municipal water/sewer, pool, fitness centre, clubhouse, marina and beachfront park just add to this year round home at the lake.

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

fredtrommeshouser@gmail.com  
<http://www.fredt.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)