



## 3401 Ste. Anne Trail 4 Rural Lac Ste. Anne County AB

\$199,900

Here's your opportunity to own a Lakeside property complete with a dock and additional space for visiting guests with an RV. This well-maintained manufactured home features 3 bedrooms, 1 bathroom, and an open-concept living, dining, and kitchen area. The views of the lake are simply breathtaking! Included in the price are all appliances, furniture, and a 2019 John Deere riding mower, making this a true turnkey property. As a 20% owner in this bare-land condo association, you'll own not only your lot and home but also a portion of the common areas. These include acres of green space behind the lot and a large parcel with 700 feet of waterfront. Located just west of Edmonton, near Alberta Beach, this property offers the perfect lakeside living experience. Don't miss out!

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

[matt.thehouseninja@gmail.com](mailto:matt.thehouseninja@gmail.com)

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)