



## 50, 54222 Rge Rd 25 Rural Lac Ste. Anne County AB

\$450,000

VALUE-PRICED WALKOUT BUNGALOW with SHOP on 4.89 acres! This home has 4 bedrooms and 2.5 baths including 4-pce ensuite. 3 bedrooms are on the main floor and there's a very large walk-in closet for the primary bedroom. Spacious kitchen with corner pantry and large living and dining rooms. The bright basement is partly finished and has a new furnace and new hot water tank! The bedroom on this level also has a walk-in closet. Large future family room plus huge potential rec room and very spacious laundry room. Garden door from the dining accesses a wrap-around deck and there are 2 wheelchair ramps up to the home. The 24x48 shop has a metal roof and the property is fenced for horses, with pasture at the south side. Drilled well. An ideal acreage if you're looking for a budget-friendly home with the potential to modernize and not afraid to put in some sweat equity. Property sold as-is, where-is. Just 7 minutes to Alberta Beach, 11 minutes to Onoway, 20 minutes to Stony Plain.

Listing Presented By:



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