



## 57226 Range Road 81 Rural Lac Ste Anne County Alberta

\$799,900

Peaceful Country Living with Serious Shop Space on 16.98 Acres! This 1996-built over 1,800 sq ft home offers the best of country living with room to grow, work, and unwind—all on a private 16.98-acre parcel. The spacious main floor features 3 bedrooms, including a primary suite with full ensuite, a second full bath, main floor laundry, and a bright living room with a cozy gas fireplace. Enjoy the extra space in the fully finished walk-out basement, perfect for a rec room, home gym, or extended family living. Need room for vehicles, tools, or your business? This property delivers with a triple attached garage plus two incredible shops! The first shop is a massive at 5,280 sq ft with one 16' x 14' overhead door and one 14' x 12' overhead door—ideal for large equipment. The second shop is 2,520 sq ft with a 14' x 12' overhead door and drive-through access, offering great versatility for trucks, trailers, or additional storage. With the shops currently generating over \$4,000 per month it is a great way to offset your mortgage payment. Outside, the nearly 17 acres give you space to live the lifestyle you want—whether it's hobby farming, running a home-based business, or just enjoying the peace and quiet of rural Alberta. This property is a rare find with usable land, a walk-out basement, heated shop space, and a family-ready home all in one! (id:6769)

Kitchen 15.33 Ft x 12.33 Ft

Kitchen 8.58 Ft x 13.50 Ft

Recreational, Games room 34.50 Ft x 46.17 Ft

Storage 10.17 Ft x 10.92 Ft

Furnace 7.42 Ft x 8.00 Ft

Furnace 7.75 Ft x 9.00 Ft

Furnace 3.75 Ft x 4.50 Ft

Other 7.58 Ft x 9.92 Ft

Dining room 12.00 Ft x 10.50 Ft

Living room 17.75 Ft x 13.00 Ft

4pc Bathroom 9.00 Ft x 5.08 Ft

Primary Bedroom 16.75 Ft x 14.67 Ft

4pc Bathroom 10.08 Ft x 5.08 Ft

Bedroom 10.08 Ft x 11.08 Ft

Bedroom 9.92 Ft x 11.08 Ft

Office 9.83 Ft x 12.33 Ft

Family room 9.50 Ft x 12.33 Ft

Foyer 13.33 Ft x 15.25 Ft

Laundry room 8.67 Ft x 8.58 Ft

Listing Presented By:



Originally Listed by:  
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