



## 4418 HWY 633 88 Rural Lac Ste. Anne County AB

\$439,900

BEAUTIFUL, UNIQUE and ONE OF A KIND LAKE PROPERTY! Located in the quiet community of Birchwood Estates, this property has it all! LAKE VIEWS (just a few steps through crown land and you are at the lake and dock), 3 bedroom 2 full bath 1.5 storey home, heated, double detached garage that is serviced with water, garage addition that includes a workshop/mancave and second storey suite (2 bedrooms & 2 piece bath), storage shed, greenhouse/she-shed, 2 decks, hot tub and Sauna. Home designed for lake life with views of the lake from open living room/dining room, wood burning stove for cooler mornings and private deck off primary bedroom...perfect for a coffee in the morning! Many upgrades since owners purchased including new appliances 2017, renovated upstairs bath 2021, in-floor heat 2013 (new pumps and controls in 2023), new flooring 2021. Enjoy year around lake life including winter activities - snowmobiling (part of the Trans Canada Trail), cross country skiing and ice fishing!

Listing Presented By:



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