



## Rural Lac Ste Anne County Alberta

\$435,000

Discover an exceptional acreage offering a 2,148 sq ft total living space in this bi-level home set on nearly 4 acres of gently rolling, private land. Mature trees surround the property, creating a peaceful setting enhanced by two garden areas, a greenhouse, and a tranquil creek along the rear boundary. Inside, the main level features a welcoming living room with a wood-burning fireplace, a spacious country kitchen, three bedrooms, and 1.5 baths. The fully developed lower level includes a large family room, two oversized bedrooms, a second kitchen, and an additional 1.5 baths—ideal for extended family or guests. A 40' x 28' detached garage, fully insulated, wired, and finished with sheathing, completes the package. Perfectly located between Lac Ste. Anne and Wabamun Lake, this property offers serene country living just 35-40 minutes from Spruce Grove. (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Second Kitchen Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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<http://www.leannknysh.ca/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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