



## Rural Lac Ste Anne County Alberta

\$169,900

Bring the Kids, the Grandkids... and the RVs. 45 minutes west of Edmonton, this Birchwood Estates property sits on a beautifully treed 0.49 acre lot. The 748 sq ft bungalow offers a comfortable cabin-style setup with open living space, wood-burning fireplace, full kitchen, and 2 bedrooms--ideal for immediate use. Expansive decking, covered outdoor area, and firepit create a relaxed gathering space. The natural tiered lot is a standout, with the cabin on the upper level and a lower section well suited for RVs and guest trailers. Zoned Country Residential (CR-3), the property allows for two full-time RVs (holding tank required), with the layout ideally positioned for future servicing. Located in a quiet Lac Ste. Anne community close to lake access, trails, and amenities. The cabin offers immediate use with opportunity for future updates, while year-round paved access makes spontaneous trips easy. Properties combining this lot layout and CR-3 zoning are increasingly difficult to find. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Listing Presented By:



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