



## Rural Lac Ste. Anne County Alberta

\$799,000

QUICK POSSESSION Available! PARADISE in the COUNTRY! Private, SECLUDED acreage setting w/4.25 TREED acres featuring an inviting, FRESHLY PAINTED 5bed|3bath WALKOUT Bungalow w/TRIPLE car garage & separate WORKSHOP | Attached TRIPLE CAR GARAGE measures 34 x 20' w/forced air heater, epoxy flrs, sink & DRIVE thru door | HEATED WORKSHOP 30'x40' w/12'x18' bay door, 6 slab, polyaspartic floor covering, 100AMP service w/40 & 30amp plugs, 16 piles ICF forms foundation & custom cabinetry. Completely repainted in Dec 2024, open concept main living space w/vaulted ceilings, huge kitchen w/rich maple cabinetry, SS appliances & gas stove; stone faced wood burning stove in living rm; main flr laundry & three spacious bedrooms w/master suite complete w/4pce ensuite. WALKOUT lower level is fully finished & showcases polished concrete flring w/italian slate (NO CARPET anywhere) & offers 2 MORE sizable bedrms, another 4pce bath & a huge family rm with another wood burning stove. (id:6769)

Bedroom 4 3.63 3.74

Bedroom 5 2.47 m X 3.74 m

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom 5.42 m X 3.32 m

Bedroom 2 3.16 m X 3.14 m

Bedroom 3 3.01 m X 2.98 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<https://tysonmoroz.com/>



CREA

DDF

#230, 70 Mcleod Ave , Spruce Grove, AB,

Phone: 780-920-0550  
[tyson@royallepage.ca](mailto:tyson@royallepage.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.