

# **\$335,000 - 90 4418 Hwy 633, Rural Lac Ste. Anne County**

MLS® #E4391258

**\$335,000**

2 Bedroom, 1.00 Bathroom, 784 sqft

Rural on 0.55 Acres

Birchwood Estates, Rural Lac Ste. Anne County, AB

**NEWLY PAINTED! LAKE PROPERTY!!!** Live year round in this 2 bedroom home. Enjoy all LAKE LIFE activities - boating, fishing, snowmobiling, snowshoeing, ice fishing, birding, wildlife watching and Northern Lights viewing can all be part of your EVERYDAY LIFESTYLE. This home, in the quiet community of Birchwood Estates on the southern shores of Lac Ste. Anne, has an accessible bathroom with walk-in shower, water treatment system, drilled well, 1500 gallon holding tank, garden plot and RV parking with designated electrical panel. Stay cozy by the natural gas freestanding fireplace and in-floor heating while enjoying the lake views. Detached double garage, built in 2010, provides single car parking and a flex space that can be used as an office, guest quarters or recreational space. Access the lake by enjoying a short walk across crown land to the lakefront or use the community boat launch at the end of the road. Close to Darwell where there is a K-8 school, library, store, restaurant and community centres.

Built in 1990

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4391258               |
| Price          | \$335,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 784                    |
| Acres          | 0.55                   |
| Year Built     | 1990                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 90 4418 Hwy 633            |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Birchwood Estates          |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0L0                    |

### Amenities

|                |  |
|----------------|--|
| Features       | Fire Pit, Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 4  |

### Interior

|              |                                   |
|--------------|-----------------------------------|
| Heating      | In Floor Heat System, Natural Gas |
| Fireplace    | Yes                               |
| Stories      | 1                                 |
| Has Basement | Yes                               |
| Basement     | None, No Basement                 |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Lake, Boating, Environmental Reserve, Golf Nearby, Lake Access Property, Lake View, Schools, Waterfront Property, Partially Fenced |
| Construction      | Wood  |

Foundation                      Slab

**Additional Information**

Date Listed                      June 6th, 2024

Days on Market                328

Zoning                            Zone 71

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 6:02pm MDT