

# **\$675,000 - 102 Parkins Avenue, Rural Lac Ste. Anne County**

MLS® #E4401424

**\$675,000**

4 Bedroom, 2.00 Bathroom, 2,406 sqft

Rural on 0.46 Acres

Ross Haven, Rural Lac Ste. Anne County, AB

Awesome Waterfront Family Home. This two storey home is being sold by the original owners and lots of pride shines throughout. The land measures just about a half acre and is landscaped with special perennial garden feature, paved driveway, large lower and upper decks with spectacular lakefront views. Double attached garage that is heated. Main floor has large foyer, glass french doors leading the the open floor plan hosting the spacious living room with built in book shelves and a fireplace, dining area and newer kitchen with Corian countertops and a pantry with custom storage. Main floor laundry, full 3 pc bath and access to the front yard or the garage. Upstairs are 4 bedrooms, full bath, and a bonus room. Off the bonus room is a sun room to enjoy the views throughout the year, regardless of the weather. just off the shores of Lac Ste Anne, in the quiet community of Ross Haven.



Built in 1978

## **Essential Information**

MLS® #	E4401424
Price	\$675,000
Bedrooms	4
Bathrooms	2.00

Full Baths	2
Square Footage	2,406
Acres	0.46
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	102 Parkins Avenue
Area	Rural Lac Ste. Anne County
Subdivision	Ross Haven
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### Amenities

Features	Crawl Space, Deck
----------	-------------------

### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Recreation Use, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 9th, 2024
Days on Market	265
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 10:17pm MDT