

# **\$824,900 - 11 2306 Twp Road 540, Rural Lac Ste. Anne County**

MLS® #E4419666

**\$824,900**

3 Bedroom, 2.00 Bathroom, 1,804 sqft

Rural on 5.96 Acres

Heather Downs, Rural Lac Ste. Anne County, AB

Rare Opportunity on 5.96 Acres! This unique property features 3,000 thriving Haskap shrubs and a separate 750 sq ft AHS-certified commercial kitchen, perfect for processing berries—or let your imagination run wild with other ventures. The spacious +1800 sq ft modular bungalow offers 3 bedrooms and 2 baths. A bright open-concept living/dining/kitchen area boasts solid maple cabinets, stainless steel appliances, a farmhouse sink, and an Italian commercial-grade gas stove with a full-height backsplash. The primary suite includes a walk-in closet and a luxurious 5-piece ensuite. On the opposite wing, you'll find a den, 2 large bedrooms, a 4-piece bath, pantry, and mudroom. The property also includes a 40' x 42' garage/workshop, and it's fenced and cross-fenced for horses and other animals. Out building include a horse shelter. Conveniently located just minutes from HWY 16 and access to the Lac Ste. Anne trail system just 2 kms west, this acreage is bursting with potential!

Built in 2010

## **Essential Information**



MLS® #	E4419666
Price	\$824,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,804
Acres	5.96
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11 2306 Twp Road 540
Area	Rural Lac Ste. Anne County
Subdivision	Heather Downs
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

### **Amenities**

Features	Air Conditioner, Deck, No Smoking Home, Vinyl Windows
Parking Spaces	10

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs
Construction	Wood
Foundation	Piling

**Additional Information**

Date Listed            January 30th, 2025  
Days on Market      90  
Zoning                Zone 70

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