

# \$499,900 - 207 3410 Ste. Anne Trail, Rural Lac Ste. Anne County

MLS® #E4420245

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,391 sqft

Rural on 0.13 Acres

Windmill Harbour, Rural Lac Ste. Anne County, AB

Spectacular opportunity to own a property in the GATED community of Windmill Harbor for under \$500K. This brand new 2storey sits on a huge lot, backs onto a beautiful tree line and sits steps from the boat launch. Offering 3 bedrooms and 2.5 bathrooms, this beautiful floorplan is finished with upgrades throughout. The unfinished basement is perfect for a 4th bedroom and additional living space and the builder is open to finishing at an additional cost. This private oasis will include excellent amenities; including pickle ball courts, outdoor bbq area, marina with extra boat slips, hiking trails and so much more. Perfect all year round for recreational use or full time living. Built by one of Edmonton's most reputable builders, this home includes new home warranty and exceptional craftsmanship.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4420245  |
| Price      | \$499,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,391                  |
| Acres          | 0.13                   |
| Year Built     | 2024                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 207 3410 Ste. Anne Trail   |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Windmill Harbour           |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0A1                    |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Boating, Gated Community, Golf Nearby, Lake Access Property, No Back Lane, Playground Nearby, Private Setting, Shopping Nearby |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 4th, 2025 |
| Days on Market | 179                |

|                |         |
|----------------|---------|
| Zoning         | Zone 71 |
| HOA Fees       | 220     |
| HOA Fees Freq. | Monthly |

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Listing information last updated on August 2nd, 2025 at 9:17pm MDT