

\$69,900 - Lot 12 54426 Rge Rd 40, Rural Lac Ste. Anne County

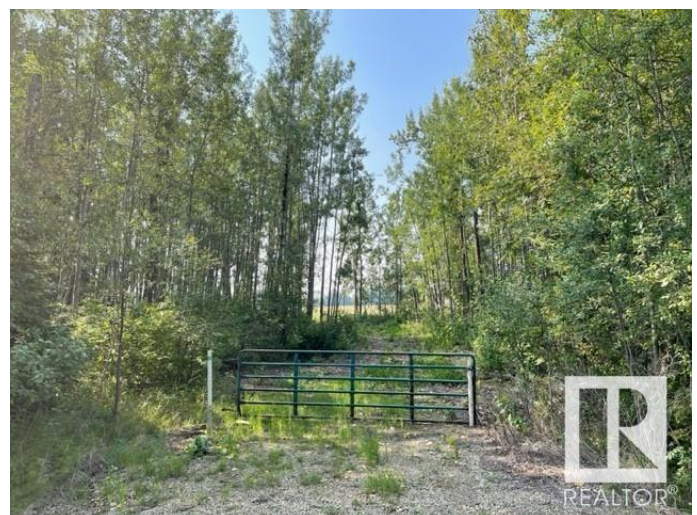
MLS® #E4420946

\$69,900

0 Bedroom, 0.00 Bathroom,
Rural on 0.50 Acres

Thibault Settlement, Rural Lac Ste. Anne County, AB

AMAZING OPPORTUNITY AT A GREAT PRICE!! PRIVATE PARTIAL TREED WITH CLEARED DRIVEWAYS AND BUILDING SITE. THIS HALF ACRE PARCEL JUST LOCATED OFF THE SOUTH SHORES OF LAC STE ANNE, MINUTES TO ALBERTA BEACH & A SHORT DRIVE TO DARWELL. THIS LOT/AREA IS A MUNICIPAL RESERVE ADJACENT TO FARM FIELD DIRECTLY BEHIND. CLEARED ON THE SOUTH END, BUT LINED WITH FOREST ON NORTH PERIMETER FOR PRIVACY! THIS FABULOUS LOT FEATURES PATHWAYS LEADING TO THE LAKE. POWER & GAS AVAILABLE AT PROPERTY LINE. THE PERFECT (SHORT DRIVE FROM EDMONTON) WEEKEND GET AWAY SPOT CLOSE TO WATER AMENITIES OR BUILD YOUR DREAM GETAWAY LAKE HOUSE OR EVEN PARK AN RV / TRAVEL TRAILER AND ENJOY ALL RECREATIONAL ACTIVITIES THAT LAC STE ANNE & ALBERTA BEACH COMMUNITY HAS TO OFFER. 1 MORE ADJACENT LOT ALSO AVAILABLE FOR EVEN A MORE SPACE OR BIGGER HOME! LOT SIZE 96' x 232' APPROX. CR3 zoning generally allows for single-family dwellings, recreational use (including RVs), and potentially livestock or horses.



Essential Information

| | |
|-----------|-----------------|
| MLS® # | E4420946 |
| Price | \$69,900 |
| Bathrooms | 0.00 |
| Acres | 0.50 |
| Type | Rural |
| Sub-Type | Vacant Lot/Land |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | Lot 12 54426 Rge Rd 40 |
| Area | Rural Lac Ste. Anne County |
| Subdivision | Thibault Settlement |
| City | Rural Lac Ste. Anne County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 0A0 |

Exterior

| | |
|-------------------|--|
| Exterior Features | Beach Access, Boating, Cul-De-Sac, Flat Site, Golf Nearby, Lake Access Property, Lake View, Level Land, Park/Reserve, Private Setting, Recreation Use, Schools, Shopping Nearby, Treed Lot |
|-------------------|--|

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 10th, 2025 |
| Days on Market | 148 |
| 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 July 8th, 2025 at 12:18pm MDT