

## **\$325,000 - 5803 49 Avenue, Rural Lac Ste. Anne County**

MLS® #E4432016

**\$325,000**

3 Bedroom, 2.00 Bathroom, 1,913 sqft

Rural on 0.20 Acres

Alberta Beach, Rural Lac Ste. Anne County,  
AB

Welcome to this wonderful 3-bedroom, 2-bathroom bungalow in the heart of Alberta Beach. Perfectly situated on a large, private lot, this well-maintained home offers year-round comfort and functionality. Enjoy cozy evenings by the wood-burning fireplace or entertain in the spacious open-concept living area. The primary suite includes a full ensuite. The 22x24 heated garage is ideal for vehicles, toys, or a workshop. A new well as drilled in the past 3 years saving a large expense in the future. Whether you're seeking a full-time residence or a weekend retreat, this property blends comfort, convenience, and small-town charm—just minutes from the beach and local amenities.

Built in 1990

### **Essential Information**

MLS® #	E4432016
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,913
Acres	0.20
Year Built	1990



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5803 49 Avenue
Area	Rural Lac Ste. Anne County
Subdivision	Alberta Beach
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### Amenities

Features	Crawl Space, Front Porch, No Smoking Home, Parking-Extra, R.V. Storage
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### 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	Flat Site, Landscaped, Playground Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	8
Zoning	Zone 71

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