

# **\$1,100,000 - 212 54304 Rge Road 12, Rural Lac Ste. Anne County**

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MLS® #E4433288

**\$1,100,000**

3 Bedroom, 3.00 Bathroom, 2,804 sqft

Rural on 38.61 Acres

Crystal Lake Estate, Rural Lac Ste. Anne County, AB

Amazing Property on 38.61 Acres in Crystal Lake Estates with Lake Access! Private Setting with Gated Entrance & Tree lined Winding Driveway. NEW 40'x25' Shop w/Custom Chicken Coop. Covered Concrete Patio with Asphalt Drive. Detached Dbl Garage/Workshop 40'x25' w/ Root Cellar/Bunker with Greenhouse. Immaculate 2,800 sf Bungalow Features Masonry Brick Fireplace (12hrs of heat/burn), In-floor Heating & Individual A/C Room Controls. Massive Kitchen w/Loads of Storage, Huge Island has Full Sized Prep Sink! Plus Walk-In Pantry. Garden Doors off Living Rm & Dining Area to Your Backyard Stone Patio w/Fire Pit & Gazebo w/Power. Exposed Brick Fireplace adds Character & Warmth to the Primary Suite w/Walk-In Closet & 3PC Bath. Two more Great Sized Bedrms & 4PC Bath, Soaker Tub. Huge NEW Family Rm to Enjoy! Also Laundry Rm, Office, & 3PC Bath. All Windows have Protective Roll Shutters. Fruit Trees & Garden Protected by Game-Proof Fence, 3 Chicken Coops, & 4Kms of Groomed Walking Trails to Rejuvenate & Explore Nature!!

Built in 2000

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4433288               |
| Price          | \$1,100,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,804                  |
| Acres          | 38.61                  |
| Year Built     | 2000                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 212 54304 Rge Road 12      |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Crystal Lake Estate        |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1V2                    |

### Amenities

|          |  |
|----------|--|
| Features | Air Conditioner, Ceiling 9 ft., Closet Organizers, Fire Pit, Gazebo, Insulation-Upgraded, Lake Privileges, No Smoking Home, Patio, R.V. Storage, Skylight, Vaulted Ceiling, Workshop, HRV System |
|----------|--|

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                                     |
| Heating           | In Floor Heat System, Wood Stove, Natural Gas, Solar |
| Fireplace         | Yes  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement                                    |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Boating, Environmental Reserve, Fruit Trees/Shrubs, Lake Access Property, Landscaped, |

Private Setting, Rolling Land, Treed Lot, Vegetable Garden

Construction Wood

Foundation Slab

### **Additional Information**

Date Listed April 29th, 2025

Days on Market 1

Zoning Zone 70

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Listing information last updated on April 30th, 2025 at 8:32am MDT