

\$799,000 - 8115 Township Road 574, Rural Lac Ste. Anne County

MLS® #E4433510

\$799,000

4 Bedroom, 3.50 Bathroom, 2,944 sqft

Rural on 159.45 Acres

None, Rural Lac Ste. Anne County, AB

Custom built in 1981, this 2-storey home w/ double (18'™Wx22'™L) attached & heated garage & heated, 30'™Wx48'™L Quonset resides on 159.45 acres overlooking the Paddle River. Approximately 72 acres of farmable land. Beautiful foyer has vaulted, cedar-lined ceiling w/ skylight that extends into the living room & welcomes you with a view of the grand, curved stairway. Bright main floor: sunken living room w/ fireplace, 2 dining areas, kitchen, family room, laundry & 2-piece bath. Dual staircases lead to the walk-out basement, where there is a recreation room, flex room, bedroom, 3-piece bath & hobby room (5th bedroom?). Upstairs: 4-piece jacuzzi bath, 3 bedrooms including the primary w/ 4-piece ensuite, walk-in closet, den & balcony. Upgrades: shingles, siding, vinyl flooring, paint, 95% HIGH EFFICIENCY BOILER, 50-gallon HOT WATER TANK & PRESSURE TANK. Solidly re-enforced, west facing deck. Secure main yard: 4 metal gates & 1500 ft of page wire perimeter/predator fencing. Only minutes east of Mayerthorpe.

Built in 1981

Essential Information

MLS® #

E4433510



Price	\$799,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,944
Acres	159.45
Year Built	1981
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8115 Township Road 574
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1N0

Amenities

Features	Deck, Exterior Walls- 2"x6", Skylight, Vaulted Ceiling, Walkout Basement
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Interior

Interior Features	ensuite bathroom
Heating	Baseboard, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Creek, Hillside, Private Setting, Recreation Use, River Valley View, River View, Rolling Land, See Remarks, Partially Fenced
Construction	Wood
Foundation	See Remarks

Additional Information

Date Listed April 30th, 2025
Days on Market 47
Zoning Zone 70

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