

Courtesy Of Lindsay Harder Of Century 21 Leading

# **\$725,000 - 420 1414 Hwy 37, Rural Lac Ste. Anne County**

MLS® #E4438824

**\$725,000**

4 Bedroom, 3.00 Bathroom, 1,235 sqft

Rural on 2.30 Acres

Aspen Hills (Lac Ste. Anne), Rural Lac Ste. Anne County, AB

READY TO MOVE IN! Custom Built home!  
1235 sq ft bungalow located on private mature treed 2.3 acre setting. Floor plan features 3 bedrooms. Spacious open floor plan offering vaulted ceiling in kitchen and living room. Rich Cappuccino custom cabinetry in kitchen, pantry, spacious island with deep oversized sink, arborite countertops. LG appliances are included from Trail appliances. Main floor laundry offers custom cabinets & countertop. Open shelving to hang clothing in rear entrance. Walk in Wardrobe in Primary bedroom with 4 piece bath. Main bath & bsmt bathroom have bathtubs. Vinyl planking flooring throughout. Custom railings with wood trim. Bsmt is fully finished with textured ceiling plus finished 4pce bathroom & additional bedroom. Good sized deck off the kitchen area to private treed back yard. Oversized garage measures 26x30 is drywalled and painted. New home Warranty will be provided. Schools and shopping only 10 min, Paved Subdivision, seller will provide black dirt an grass seed ,firepit area

Built in 2025

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4438824               |
| Price          | \$725,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,235                  |
| Acres          | 2.30                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 420 1414 Hwy 37             |
| Area        | Rural Lac Ste. Anne County  |
| Subdivision | Aspen Hills (Lac Ste. Anne) |
| City        | Rural Lac Ste. Anne County  |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5A 1H3                     |

### Amenities

|          |                                                                           |
|----------|---------------------------------------------------------------------------|
| Features | Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
|----------|---------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood                                                              |
| Exterior Features | Private Setting, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Construction      | Wood                                                              |
| Foundation        | Concrete Perimeter                                                |

### Additional Information

Date Listed May 28th, 2025

Days on Market 66

Zoning Zone 70

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Listing information last updated on August 2nd, 2025 at 11:02am MDT