

# **\$250,000 - 12 54207 Rge Road 25, Rural Lac Ste. Anne County**

MLS® #E4439656

## **\$250,000**

2 Bedroom, 1.00 Bathroom, 958 sqft

Rural on 4.37 Acres

Cheyenne Estate, Rural Lac Ste. Anne County, AB

Mobile home with detached double garage (22Wx24L, heated, insulated, 220 volt power) on 4.37 acres in Cheyenne Estates subdivision, only 5 minutes to Alberta Beach & 10 mins to Onoway. 953 square foot home with 2 bedrooms, 4-piece bathroom, laundry room, eat-in kitchen and a large living room with wood stove. Outside: screened-in porch, storage sheds & covered carports. Large, fenced acreage with a bored well, septic, natural gas, 100 amp power – ready to build your DREAM HOME! Peaceful and private corner lot with plenty of treed and cleared space. Easy access to Highway 663 and Highway 43; only 30 minutes to west Edmonton. Fantastic opportunity to live on the land, while you build your dream home.

Built in 1974

## **Essential Information**

MLS® #	E4439656
Price	\$250,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	958



Acres	4.37
Year Built	1974
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12 54207 Rge Road 25
Area	Rural Lac Ste. Anne County
Subdivision	Cheyenne Estate
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

### Amenities

Features	Deck, Detectors Smoke, Dog Run-Fenced In, Front Porch, No Animal Home, No Smoking Home, R.V. Storage
Parking Spaces	6

### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior Features	Backs Onto Park/Trees, Corner Lot, Fenced, Golf Nearby, Playground Nearby, Private Setting, Rolling Land, Schools, Shopping Nearby, Treed Lot
Foundation	Block

### Additional Information

Date Listed	May 30th, 2025
Days on Market	17
Zoning	Zone 70

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