

# **\$495,000 - 4412 Sunset Drive, Rural Lac Ste. Anne County**

MLS® #E4439970

**\$495,000**

3 Bedroom, 1.00 Bathroom, 977 sqft

Rural on 0.17 Acres

Sunset Point, Rural Lac Ste. Anne County, AB

Step into a slice of history with this lovingly maintained LAKEFRONT home nestled along the peaceful shores of Lac Ste. Anne. This 3-bedroom, newly renovated bungalow combines timeless character with modern comforts, offering breathtaking lake views from nearly every room. Note the enticing OPEN-CONCEPT living and dining area while keeping a COZY LIVING SPACE with PANORAMIC LAKE VIEWS through LARGE PICTURE WINDOWS. DECKS on both lakeside and large yardside allow for outside enjoyment, entertainment or morning coffee in the sun. The long yard is bordered by MATURE TREES ensuring PRIVACY. DETACHED GARAGE has room to store lake toys or convert to a bunkie. Whether you're looking for a FULL-TIME RESIDENCE, a WEEKEND GETAWAY, or a vacation rental investment, this property will undoubtedly meet your needs. See you at the lake!!! (Some furnishings are negotiable)

Built in 1971

## **Essential Information**

MLS® # E4439970

Price \$495,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	977
Acres	0.17
Year Built	1971
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4412 Sunset Drive
Area	Rural Lac Ste. Anne County
Subdivision	Sunset Point
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### **Amenities**

Features	Deck
Parking Spaces	4

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Golf Nearby, Lake View, Waterfront Property
Construction	Wood
Foundation	Block

### **Additional Information**

Date Listed	June 2nd, 2025
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Days on Market 14

Zoning Zone 71

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