

# **\$495,000 - 56403 Rge Road 43, Rural Lac Ste. Anne County**

MLS® #E4440180

**\$495,000**

1 Bedroom, 1.50 Bathroom, 1,250 sqft

Rural on 39.78 Acres

Lac Ste Anne, Rural Lac Ste. Anne County, AB

Escape to your own PRIVATE PARADISE on almost 40 pristine acres of MATURE FOREST, ideal for nature lovers, outdoor enthusiasts, or anyone seeking peace and privacy. This UNIQUE PROPERTY features a charming TWO-STORY HOME offering MODERN COMFORT surrounded by NATURAL BEAUTY. Large windows on the main floor and the basement bring in lots of natural light. Cozy living area with fireplace is perfect for chilly nights. The home has so many features: Walk-out basement, walk-in closet, roll shutters, WRAP-AROUND DECK on the main level and a SCREENED DECK off the primary bedroom, trenched in Starlink dish & security system and an ARTESIAN WELL. A detached OVERSIZED GARAGE plus 2 sea cans provide ample storage. The property has TRAILS THROUGHOUT which are ideal for hiking, ATVing, snowmobiling, or horseback riding. Excellent hunting or wildlife observation locations can also be found. Camp on your own property if you so desire. Old Man Lake is located just across the road. Don't miss out on this GEM!

Built in 2004

## **Essential Information**



MLS® #	E4440180
Price	\$495,000
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,250
Acres	39.78
Year Built	2004
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

### **Community Information**

Address	56403 Rge Road 43
Area	Rural Lac Ste. Anne County
Subdivision	Lac Ste Anne
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0X0

### **Amenities**

Features	Deck, Security Door, Vinyl Windows, Walkout Basement
Parking Spaces	6

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Corner Lot, Private Setting, Recreation Use, Rolling Land, Treed Lot
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 3rd, 2025

Days on Market                60

Zoning                            Zone 71

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 6:02pm MDT