

## \$399,900 - N/A, Rural Lac Ste. Anne County

MLS® #E4444834

**\$399,900**

4 Bedroom, 3.00 Bathroom, 2,490 sqft

Rural on 0.17 Acres

Yellowstone, Rural Lac Ste. Anne County, AB

A true four-season retreat for those who love lake life and sunsets with over 3500 SF of usable space! This lakefront home in Yellowstone Village features a heated 3-season sunroom, 4 bedrooms, 2.5 baths, and a rare attached triple tandem garage with a drive-through bay for easy boat access to the water. The backyard faces west, offering stunning sunsets over the lake, with your own private dock plus access to the public dock for family lake days. Enjoy year-round living with a drilled well, septic holding tank routed to community sewage, central A/C, and a cozy fireplace in the spacious living room. The kitchen, dining area, and sunrooms showcase beautiful lake views, and the large deck is perfect for morning coffee or summer dinners by the water. An indoor swimming spa and hot tub await for relaxing evenings or hosting guests. Updates include kitchen, baths, heating system, plumbing, and mechanicals for comfort and peace of mind. Just under 10 km north of Alberta Beach, ready for your lake life!

Built in 1972

### Essential Information

MLS® # E4444834

Price \$399,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,490
Acres	0.17
Year Built	1972
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	N/A
Area	Rural Lac Ste. Anne County
Subdivision	Yellowstone
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1N0

### Amenities

Features	Air Conditioner, Deck, Lake Privileges, Pool-Indoor, Sauna; Swirlpool; Steam, Sunroom
Parking Spaces	6

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Boating, Cul-De-Sac, Fenced, Lake Access Property, Lake View, Landscaped, Low Maintenance Landscape, Playground Nearby, Waterfront Property

Construction	Wood
Foundation	Piling

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	14
Zoning	Zone 71

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