

# **\$438,800 - 39 54126 Rge Road 52, Rural Lac Ste. Anne County**

MLS® #E4446110

**\$438,800**

2 Bedroom, 2.00 Bathroom, 1,878 sqft

Rural on 0.49 Acres

Sunnyside Estate, Rural Lac Ste. Anne County, AB

**WATERFRONT PROPERTY!** This beautiful and well maintained one 1.5-storey home located in a quiet cul-de-sac on a nearly half acre (0.49) private lot with lots of trees and shrubs. This property would make an ideal family retreat or year round residence w/ breathtaking view of LAKE ISLE. It is bright and airy with many windows. Spacious living room with wood burning fireplace surrounded by stonework. The large kitchen with eat-up-bar and dining room with garden doors leading to a maintenance free deck. The master bedroom with 3-pcs ensuite, 2nd bedroom, 4-pcs and laundry room complete main floor. Upstairs, in the loft area, you find 2 queen beds and a flex space/game room. Vaulted ceilings, hardwood and vinyl plank flooring, shed to store toys for a year-round fun! Separate entrance to the basement. Spend time on a large double deck, enjoy fishing, water sports or just relax! There is plenty of space for parking/RV park. This property is licensed for year round Airbnb.

Built in 1996

## **Essential Information**

MLS® #

E4446110



Price	\$438,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,878
Acres	0.49
Year Built	1996
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	39 54126 Rge Road 52
Area	Rural Lac Ste. Anne County
Subdivision	Sunnyside Estate
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0L0

### Amenities

Features	Deck, Parking-Extra, Patio
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Cul-De-Sac, Flat Site, Lake View, Landscaped, Picnic Area, Playground Nearby, Treed Lot, Waterfront Property
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed July 5th, 2025

Days on Market 8

Zoning Zone 75

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Listing information last updated on July 13th, 2025 at 5:17am MDT