

# **\$495,000 - 6406 Twp Rd 592, Rural Lac Ste. Anne County**

MLS® #E4446483

**\$495,000**

5 Bedroom, 2.00 Bathroom, 1,232 sqft

Rural on 25.45 Acres

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

FANTASTIC HOBBY FARM SET UP ONLY 1 MILE OFF PAVEMENT! This 25.45-acre parcel offers a bit of everything, including 3 fenced pastures, 2 wells and LOTS of outbuildings: Garage/shop (26x28 with h&c water, heated), Pole Shed (26x30, u/g power, metal-clad, open one end), Barn (20x24, metal-clad, power), Wellhouse (8x13, new submersible pump-pressure tank, 64' bored well), + other smaller sheds. The 1232 sqft BUNGALOW has many upgrades including kitchen, bathrooms, windows-doors, shingles, siding, flooring & paint. The drilled well is accessed through the basement. OTHER FEATURES include a Huge Deck, many fruit trees (apple-cherry-saskatoon-choke cherry-raspberry), nice fencing (sucker pipe-wire-plank), mature landscaping, large mudroom with wood stove, laundry chute in main bath, b/i oak china cabinet, automatic waterer. Garage is currently heated with propane (tank not incl) but has n/g hookup just outside. (NEGOTIABLE: big steel bin, chicken coop, cattle tub). Seller to provide Title Ins in lieu of RPR.

Built in 1972

## **Essential Information**



MLS® #	E4446483
Price	\$495,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,232
Acres	25.45
Year Built	1972
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6406 Twp Rd 592
Area	Rural Lac Ste. Anne County
Subdivision	Lac Ste Anne
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 2A0

### Amenities

Features	Deck, No Animal Home, No Smoking Home
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Fruit Trees/Shrubs, Landscaped, Private Setting, Rolling Land, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 8th, 2025

Days on Market 5

Zoning Zone 71

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Listing information last updated on July 13th, 2025 at 3:02pm MDT