

# **\$539,900 - 4812 49a Avenue, Rural Lac Ste. Anne County**

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MLS® #E4450150

**\$539,900**

3 Bedroom, 2.00 Bathroom, 1,389 sqft

Rural on 0.48 Acres

Sunset Point, Rural Lac Ste. Anne County, AB

IMMACULATE AND UPGRADED WITH A MANICURED PRIVATE YARD BACKING ONTO GREEN SPACE SECONDS FROM THE LAKE. WELCOME TO 4812-49 A AVE IN THE VILLAGE OF SUNSET POINT. THIS INCREDIBLE HOME WAS BUILT IN 2002 AND HAS 3 BEDROOMS, 2 BATHS, AND ALMOST 2400 SQ FEET OF LIVING SPACE. THE UPGRADED KITCHEN HAS GRANITE COUNTERTOPS, MAPLE HARDWOOD FLOORS, 9 FOOT CEILINGS, STAINLESS APPLIANCES, GLASS TILE BACKSPLASH, AND CUSTOM MAPLE CABINETRY. DINING AREA IS OPEN CONCEPT, SPACIOUS, WITH EXTERIOR DECK ACCESS AND HAS A BUILT IN DINING HUTCH. INVITING LIVING SPACE HAS HARDWOOD FLOORS AND BORDERS MAIN ENTRANCE. PRIMARY BEDROOM IS LOCATED ON MAIN FLOOR AND IS KING-SIZED WITH A CORNER CLOSET AND UPGRADED ENSUITE WITH CUSTOM TILE/GLASS SHOWER. UPPER LEVEL HAS 2 ADDITIONAL BEDROOMS, A FULL BATHROOM, AND LAUNDRY. BASEMENT IS PARTLY FINISHED WITH A REC ROOM, NEW FURNACE AND HWT. ATT HEATED GARAGE IS 21X21'. HOME HAS NEW WINDOWS, NEW SIDING, UPGRADED INSULATION, NEW SHINGLES, AND



LIGHTING. PAVED SUBDIVISION. DRILLED WELL.

Built in 2002

### Essential Information

MLS® #	E4450150
Price	\$539,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,389
Acres	0.48
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4812 49a Avenue
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	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Extra, R.V. Storage, Television Connection, Vinyl Windows
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### Interior

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

**Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Private Setting, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 29th, 2025
Days on Market	3
Zoning	Zone 71

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Listing information last updated on August 1st, 2025 at 8:48am MDT