

Courtesy Of Monica Halvorson Of Century 21 Leading

## **\$295,000 - 20 54222 Rr25, Rural Lac Ste. Anne County**

MLS® #E4215624

### **\$295,000**

2 Bedroom, 2.00 Bathroom, 1,288 sqft  
Rural on 3 Acres

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

RUSTIC COUNTRY RETREAT on a private gated oasis. Pinterest worthy bungalow nestled on 3.1 acres of secluded land. Filled with upgrades through out the home giving it a modern country charm. This open concept home boast a well lit kitchen with skylights, vaulted ceilings, tile countertops, center island and large pantry. Perfect for entertaining family and friends in the cozy living room with its wood feature wall. The master bedroom has windows on either side of the bed, a spa like en-suite with a barn door, jacuzzi tub, his/ her sinks and a separate shower. A second bedroom, 3 pcs bath, laundry room and huge front entrance with board and batten trim has plenty of room for boots, coats and visitors. The land is rolling with a winding driveway with trees and shrubs. The front yard is level with a 20x30 Quonset, woodshed, and heated workshop. The back yard offers the perfect tobogganing hill leading to an open space with a dry creek and pond. Short commute to Alberta Beach, Onoway and Stony Plain.



Built in 1994

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4215624  |
| Price    | \$295,000 |
| Bedrooms | 2         |

|                |                                    |
|----------------|------------------------------------|
| Bathrooms      | 2.00                               |
| Full Baths     | 2                                  |
| Square Footage | 1,288                              |
| Acres          | 3.21                               |
| Year Built     | 1994                               |
| Type           | Country Recreational               |
| Sub-Type       | Residential Detached Single Family |
| Style          | Single Wide Mobile Home            |
| Status         | ACTIVE                             |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 20 54222 Rr25              |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Ste Anne Park              |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1V0                    |

### Amenities

|          |  |
|----------|--|
| Features | Fire Pit, Porch, Laundry-Same Floor, No Smoking Home, Workshop |
| Parking  | Front Drive Access   |

### Interior

|                        |  |
|------------------------|--|
| Interior               | Laminate Flooring  |
| Interior Features      | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Freezer, Water Softener, See Remarks |
| Heating                | Forced Air-1   |
| Bedrooms on Main Level | Y  |
| Basement               | No Basement, None  |
| # of Stories           | 1  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Vinyl  |
| Exterior Features | Landscaped, See Remarks, No Through Road, Private Setting, Rolling Land, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Modular  |
| Foundation        | Block  |

Listing information last updated on January 25th, 2021 at 7:31am MST