

## **\$245,000 - 303 3rd Street, Rural Lac Ste. Anne County**

MLS® #E4430920

**\$245,000**

2 Bedroom, 1.00 Bathroom, 684 sqft

Rural on 0.18 Acres

Yellowstone, Rural Lac Ste. Anne County, AB

Charming year round cottage just a Stone's throw from the shores of Lac Ste. Anne, with a spot for your boat on The Village's Dock available to you. Start your family's LAKE LIFE journey w/this cozy 2bed Bungalow located in the SUMMER VILLAGE of YELLOWSTONE backing onto a green space that takes you right to the waters edge. Less than an hour from Edmonton & move in ready featuring extensive upgrades to the home including: new bathroom, kitchen, updated fixtures, NEW flooring throughout, Astoria lighting, upgraded walls & insulation, NEW HE furnace, A/C, fuse box/wiring throughout, new wood stove w/chimney & fire guard, hot water tank, shingles, hot tub & outside gazebo plus a fresh coat of paint inside & out! Enjoy an outdoor paradise w/lavish perennial gardens providing a cover of privacy & offering a spectacular rainbow of summer color for your enjoyment! Seize this incredible opportunity to invest in endless summer adventures with family & friends and make this charming lake retreat your own!

Built in 1955

### **Essential Information**

MLS® # E4430920

Price \$245,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 684                    |
| Acres          | 0.18                   |
| Year Built     | 1955                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 303 3rd Street             |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Yellowstone                |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1A0                    |

### Amenities

|          |                                  |
|----------|----------------------------------|
| Features | Crawl Space, Deck, Vinyl Windows |
|----------|----------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Boating, Flat Site, Lake Access Property, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Recreation Use |
| Construction      | Wood  |
| Foundation        | See Remarks   |

### Additional Information

Date Listed April 15th, 2025  
Days on Market 82  
Zoning Zone 71



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Listing information last updated on July 6th, 2025 at 6:02pm MDT