

# **\$789,900 - 55101 Ste. Anne Trail, Rural Lac Ste. Anne County**

MLS® #E4431777

**\$789,900**

5 Bedroom, 3.00 Bathroom, 1,709 sqft

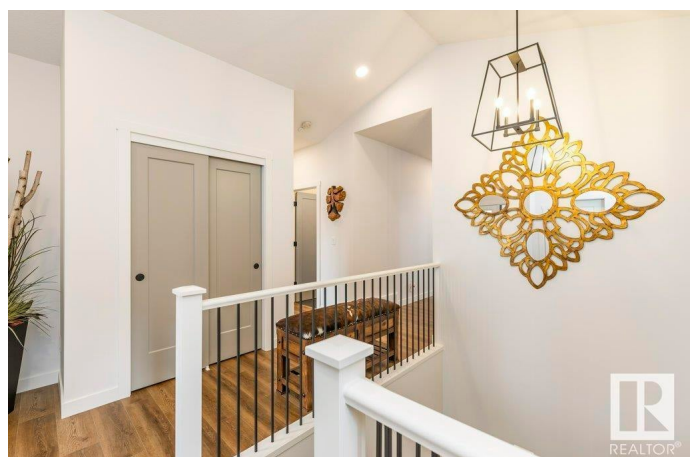
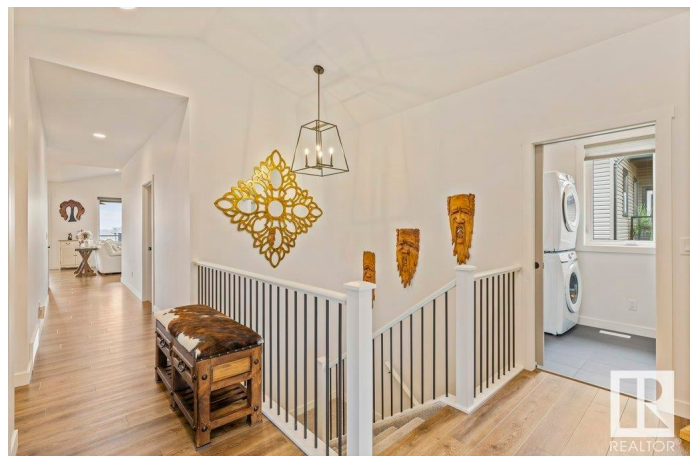
Rural on 0.30 Acres

Estates At Waters Edge, Rural Lac Ste. Anne County, AB

Welcome to YEAR-ROUND lake living in the GATED community of Waters Edge! Just 35 minutes west of Edmonton on the north shore of Lac Ste. Anne, this stunning WALKOUT bungalow BUILT IN 2022 is BETTER THAN NEW offering over 3,000 sq ft of living space with 5 bedrooms, 3 baths & OVER \$85,000 IN UPGRADES. The open floor plan is filled with natural sunlight, featuring vinyl wide plank flooring, a chef's white kitchen with stainless steel appliances, leathered granite countertops, main floor laundry, and custom closet organizers. The primary suite includes a luxurious 4-piece ensuite and walk-in closet. The bright lower level features 2 bedrooms, a full bath, and a rec room with a bar. Additional highlights: HEATED, OVERSIZED GARAGE with polyaspartic flooring, A/C, and Hunter Douglas blinds. Enjoy municipal water/sewer, a private beach, boat launch, docks, playground, pool, clubhouse, RV/boat storage & year-round activities like skating & snowmobiling. Experience vacation living every day at Waters Edge!

Built in 2022

## **Essential Information**



MLS® #	E4431777
Price	\$789,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,709
Acres	0.30
Year Built	2022
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	55101 Ste. Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	Estates At Waters Edge
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A1

### Amenities

Features	Air Conditioner, Club House, Deck, Exercise Room, Lake Privileges, Pool-Outdoor, Recreation Room/Centre, Walkout Basement, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Boating, Gated Community, Golf Nearby, Playground Nearby, See Remarks
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 18th, 2025  
Days on Market                78  
Zoning                              Zone 71  
HOA Fees                        234.99  
HOA Fees Freq.                Monthly  
Condo Fee                        \$235

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