

# **\$699,000 - 8115 Township Road 574, Rural Lac Ste. Anne County**

MLS® #E4433510

**\$699,000**

4 Bedroom, 3.50 Bathroom, 2,944 sqft

Rural on 159.45 Acres

None, Rural Lac Ste. Anne County, AB

Custom built in 1981, this 2-storey home w/ double (18'™Wx22'™L) attached & heated garage & heated, 30'™Wx48'™L Quonset resides on 159.45 acres overlooking the Paddle River. Approximately 72 acres of farmable land. Beautiful foyer has vaulted, cedar-lined ceiling w/ skylight that extends into the living room & welcomes you with a view of the grand, curved stairway. Bright main floor: sunken living room w/ fireplace, 2 dining areas, kitchen, family room, laundry & 2-piece bath. Dual staircases lead to the walk-out basement, where there is a recreation room, flex room, bedroom, 3-piece bath & hobby room (5th bedroom?). Upstairs: 4-piece jacuzzi bath, 3 bedrooms including the primary w/ 4-piece ensuite, walk-in closet, den & balcony. Upgrades: shingles, siding, vinyl flooring, paint, 95% HIGH EFFICIENCY BOILER, 50-gallon HOT WATER TANK & PRESSURE TANK. Solidly re-enforced, west facing deck. Secure main yard: 4 metal gates & 1500 ft of page wire perimeter/predator fencing. Only minutes east of Mayerthorpe.

Built in 1981

## **Essential Information**

MLS® #

E4433510



|                |                        |
|----------------|------------------------|
| Price          | \$699,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,944                  |
| Acres          | 159.45                 |
| Year Built     | 1981                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 8115 Township Road 574     |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | None                       |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1N0                    |

### Amenities

|          |  |
|----------|--|
| Features | Deck, Exterior Walls- 2"x6", Skylight, Vaulted Ceiling, Walkout Basement |
|----------|--|

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Heating           | Baseboard, Natural Gas |
| Fireplace         | Yes                    |
| Stories           | 3                      |
| Has Basement      | Yes                    |
| Basement          | Full, Finished         |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Creek, Hillside, Private Setting, Recreation Use, River Valley View, River View, Rolling Land, See Remarks, Partially Fenced |
| Construction      | Wood   |
| Foundation        | See Remarks  |

**Additional Information**

Date Listed            April 30th, 2025  
Days on Market      67  
Zoning                Zone 70

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