

# **\$524,900 - 55121 Range Road 32, Rural Lac Ste. Anne County**

MLS® #E4437441

**\$524,900**

2 Bedroom, 1.00 Bathroom, 1,368 sqft

Rural on 40.28 Acres

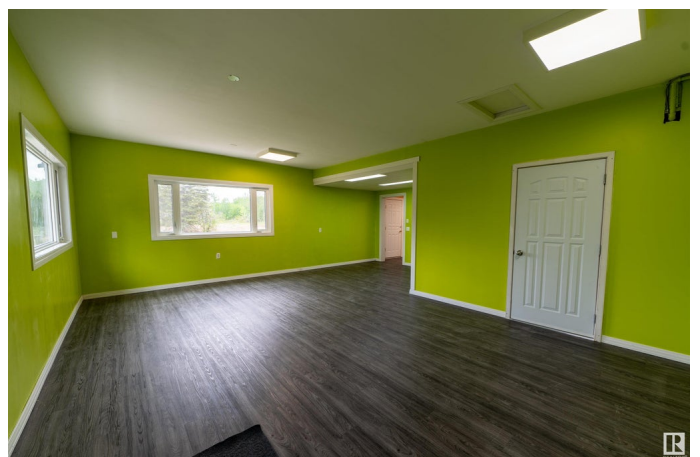
Lac Ste Anne, Rural Lac Ste. Anne County, AB

Charming country living on a private, treed 40-acre parcel in Lac Ste. Anne County. This 1.5-storey detached home offers a spacious and functional layout with 2 bedroom and 1 bath. A warm and welcoming interior features vinyl plank flooring and vinyl windows, complemented by in-floor heating and natural gas. Enjoy the serenity of nature from your fenced yard or entertain on the expansive grounds with mature trees and a private setting. Built with 2"x6" exterior walls, the home offers durability and energy efficiency. Additional features include a single attached garage, drilled well, open discharge sewer, and metal roof. Located just minutes from Onoway and with easy access via gravel road, this property combines rural peace with nearby amenities. A unique opportunity to own a sizeable parcel in a scenic, tranquil location. Immediate possession available.

Built in 2009

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4437441  |
| Price     | \$524,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 1,368                  |
| Acres          | 40.28                  |
| Year Built     | 2009                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 55121 Range Road 32        |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Lac Ste Anne               |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1A0                    |

### Amenities

|          |  |
|----------|--|
| Features | Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
|----------|--|

### Interior

|              |                                   |
|--------------|-----------------------------------|
| Heating      | In Floor Heat System, Natural Gas |
| Stories      | 2                                 |
| Has Basement | Yes                               |
| Basement     | None, No Basement                 |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Fenced, Private Setting, Treed Lot, See Remarks |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 48             |
| Zoning         | Zone 71        |

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Listing information last updated on July 7th, 2025 at 8:47am MDT