# \$748,900 - 5 54419 Rge Road 14, Rural Lac Ste. Anne County

MLS® #E4445607

# \$748,900

3 Bedroom, 2.50 Bathroom, 1,604 sqft Rural on 3.71 Acres

Bilby Heights, Rural Lac Ste. Anne County, AB

BEST OF BOTH WORLDS! NEW HOUSE ON BEAUTIFUL TREED ACREAGE! Rare opportunity to own this incredibly upgraded home on 3.7 acres in Bilby Heights. Built by highly acclaimed Rococo Homes, this house has an endless list of upgrades: 9' ceilings, stylish kitchen w/ upgraded ceiling height cabinets (real wood not MDF), custom herringbone backsplash, gas stove, quartz countertops throughout the entire house, walk through pantry. Keep warm with the stunning river rock finished wood burning fireplace (\$16.5k). Upstairs, 3 spacious bdrms w/plush carpet, convenience of upper floor laundry, all tile showers. Primary has french tub, dual sinks, walk-in closest w/ clothes tower. Walkout 9' ceiling basement. Oversized triple car garage w/ H&C water, floor drains. Energy efficient (triple pane windows, 2x6 construction, tankless HW, HE furnace, smart home w/ LED dimmable lights. Extra large deck on screw piles, poured concrete driveway / extra wide entry walk. Upgraded septic system/water cistern (\$50k). Don't miss out!!







Built in 2023

#### **Essential Information**

MLS® # E4445607

Price \$748,900

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,604

Acres 3.71

Year Built 2023

Type Rural

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 5 54419 Rge Road 14

Area Rural Lac Ste. Anne County

Subdivision Bilby Heights

City Rural Lac Ste. Anne County

County ALBERTA

Province AB

Postal Code T0E 1V0

#### **Amenities**

Features Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls- 2"x6", Fire Pit, Hot

Water Tankless, No Smoking Home, R.V. Storage, Vinyl Windows, Walkout Basement, See Remarks, Green Building, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, 9 ft.

**Basement Ceiling** 

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Fireplace Yes Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Lake View, Private Setting, Treed Lot, See

Remarks, Partially Fenced

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 131

Zoning Zone 70

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