

# **\$599,900 - 65 55105 Ste. Anne Trail, Rural Lac Ste. Anne County**

MLS® #E4450106

**\$599,900**

5 Bedroom, 3.00 Bathroom, 1,338 sqft

Rural on 0.16 Acres

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

Welcome to your year-round, front row, LAKE FRONT home that has 3 Bedrooms and 2 baths, with a 2 BEDROOM, 1 bath GUEST HOUSE (372 sf)! Located on a quiet lot with fruit trees and lots of shrubs. This beauty is in The Estates At Waters Edge which is a resort living gated community with a community pool and gym! Only 45 minutes from Edmonton or 15 minutes from Spruce Grove or Stony Plain! This bright, open plan offers you that welcome home feeling! 1337 sf, 3 bedrooms, 2 bathrooms, large living, dining, and kitchen areas with patio doors off a generous deck and concrete patio with stunning views of the lake. You will have over 1700 for your lake front home. This gated community offers municipal water/sewer, a swimming pool, Clubhouse, and a Marina! The detached garage has plenty of room for your summer and winter toys! Also included in the sale is a 12X20 ft storage lot. This is a must See!!

Built in 2008

## **Essential Information**

MLS® # E4450106

Price \$599,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,338                  |
| Acres          | 0.16                   |
| Year Built     | 2008                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 65 55105 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 1A0                    |

### Amenities

|          |                                |
|----------|--------------------------------|
| Features | Club House, Deck, Pool-Outdoor |
|----------|--------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                               |
| Exterior Features | Beach Access, Boating, Gated Community, Lake Access Property, Lake View, Public Swimming Pool, Waterfront Property |
| Construction      | Wood                                                                                                               |
| Foundation        | Slab                                                                                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 61              |

|           |         |
|-----------|---------|
| Zoning    | Zone 71 |
| Condo Fee | \$234   |

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