

\$375,000 - #1 Horseshoe Crescent, Rural Lac Ste. Anne County

MLS® #E4452571

\$375,000

2 Bedroom, 2.50 Bathroom, 1,270 sqft

Rural on 0.83 Acres

Birch Cove, Rural Lac Ste. Anne County, AB

Come and put your personal touches on this story book home surrounded by trees in the lovely Summer Village of Birch Cove! This is a very unique home that was well built and offers immense amounts of future potential. The 2 storey home with fully finished walk out basement is nestled in the trees and thus feels very private. The upper level features 2 bedrooms as well as a family bathroom, balcony space and loads of storage. The main floor is open and inviting with wood burning fireplace in the living room, nicely equipped kitchen, spare room, half bath as well as a great front porch to enjoy your morning coffee on. The walk out basement has a nice sized living area, large secondary room and bathroom as well as utility room. The walk out basement leads onto a ground level deck perfect for entertaining. With just a little TLC this could be the perfect year around home or summer get away to enjoy everything that Birch Cove has to offer from lake access, docks, pickleball and more! Welcome to Birch Cove!

Built in 2007

Essential Information

MLS® #

E4452571



Price	\$375,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,270
Acres	0.83
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	#1 Horseshoe Crescent
Area	Rural Lac Ste. Anne County
Subdivision	Birch Cove
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

Amenities

Features	Off Street Parking, Deck, Vinyl Windows, Walkout Basement, See Remarks, 9 ft. Basement Ceiling
----------	--

Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Corner Lot, Hillside, Lake Access Property, Partially Landscaped, Private Setting, Recreation Use, Treed Lot, See Remarks
Construction	Wood
Foundation	Insulated Concrete Form

Additional Information

Date Listed August 12th, 2025
Days on Market 12
Zoning Zone 72

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on August 24th, 2025 at 10:32am MDT