

# **\$1,250,000 - 55322 Range Road 30a, Rural Lac Ste. Anne County**

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MLS® #E4452618

**\$1,250,000**

3 Bedroom, 2.50 Bathroom, 3,715 sqft

Rural on 41.76 Acres

Yellowstone, Rural Lac Ste. Anne County, AB

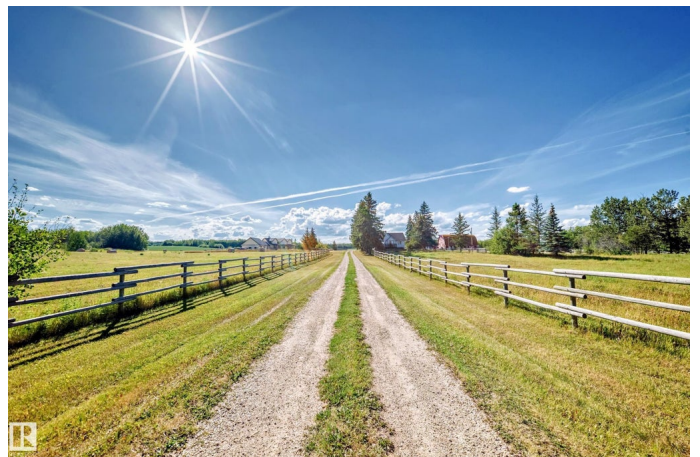
This beautiful 40+ acre hobby farm is ready for the horse enthusiast! This remarkable SIPS home built in 2009 offers 3,700+ sq ft of luxurious living space with a double att. garage and wrap around deck. This home features 4 spacious bedrooms, 2 1/2 baths, engineered hardwood on the main floor & amazing views the moment you walk in. Culinary enthusiasts will love the stunning kitchen, complete with granite countertops, a large island & premium appliances including a gas stove, ideal for both daily living and entertaining. The great room features a vaulted ceiling, a majestic wood burning fireplace, the showcase of the main floor's open concept. It features a family room, laundry, large mudroom which leads to the att. garage. The upper level has the primary bdrm with a walk in closet & a 4 pc ensuite, second & 3rd bdrm, a half bath & a cozy reading area! The basement is partially finished. This property has a 3000 sq. ft. barn with horse stalls & tack room, 2000 sq ft shop & original farm house.

Built in 2009

## **Essential Information**

MLS® # E4452618

Price \$1,250,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,715
Acres	41.76
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	55322 Range Road 30a
Area	Rural Lac Ste. Anne County
Subdivision	Yellowstone
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### Amenities

Features	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Water Instant, No Smoking Home, Vaulted Ceiling, Workshop, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	See Remarks
Exterior Features	Fenced, Landscaped, Private Setting, See Remarks
Construction	See Remarks
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 11th, 2025  
Days on Market       7  
Zoning                 Zone 71

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