# \$499,000 - 55418 Range Road 70, Rural Lac Ste. Anne County

MLS® #E4452733

## \$499,000

3 Bedroom, 2.00 Bathroom, 1,505 sqft Rural on 7.60 Acres

None, Rural Lac Ste. Anne County, AB

Lakefront Acreage with Home & Shop â€" 7.6 Acres on Lake Michaud! Your private retreat awaits with stunning lake frontage along the entire north side. Just an hour from Edmonton and minutes from Sangudo, this 1,504 sq ft bungalow offers 3 bedrooms, 2 baths, and a warm, inviting layout. Recent upgrades include new windows, skylight, siding, deck, chimney work, full home leveling, plus updated electrical and plumbing. A 25' x 45' steel shop with 14' overhead door and concrete floor is perfect for storage, hobbies, or projects. Enjoy the beauty of nature right outside your door with Saskatoon berries growing on the property. Whether you're looking for a year-round home, weekend getaway, or a future dream build site, this rare lakefront property offers endless possibilities in a peaceful, private setting. Come see the beauty and potential for yourself! Check out the video: https://youtu.be/yzcagJS9BHI







Built in 1989

### **Essential Information**

MLS® # E4452733

Price \$499,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,505

Acres 7.60

Year Built 1989

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 55418 Range Road 70

Area Rural Lac Ste. Anne County

Subdivision None

City Rural Lac Ste. Anne County

County ALBERTA

Province AB

Postal Code T0W 2A0

#### **Amenities**

Features Front Porch, Lake Privileges, Parking-Extra, R.V. Storage, Workshop

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Fireplace Yes

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Lake, Lake Access Property, Lake View, Landscaped,

Private Setting, Recreation Use, Waterfront Property

Construction Wood

Foundation Concrete Perimeter, Piling

#### **Additional Information**

Date Listed August 13th, 2025

Days on Market 80

# Zoning Zone 70

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