

\$315,000 - 58208 Rge Road 71, Rural Lac Ste. Anne County

MLS® #E4453234

\$315,000

2 Bedroom, 1.50 Bathroom, 1,388 sqft
Rural on 9.59 Acres

None, Rural Lac Ste. Anne County, AB

Fully fenced 9.5 acres with plenty to offer. Major renovation on this home with multiple additions adding extra living space + 3 season sunroom. Full size wood stove keeps the home toasty throughout the winter. Modern feel with a rustic country touch throughout. Updated flooring, fresh paints, modern windows and updated 100amp electrical. Property includes main home AND additional 480sq ft cottage/cabin with kitchen, bathroom, bedrooms and office space. Drilled well supplying house and cottage with additional old school pump-jack water well for greenhouse and gardens. Plenty of storage options from various sheds in yard. Quick easy access to pavement and centrally located between Barrhead, Whitecourt and Mayerthorpe. Low maintenance tank and pump out septic system. Affordable acreage living and hobby farm opportunity!

Built in 1978

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4453234 |
| Price | \$315,000 |
| Bedrooms | 2 |
| Bathrooms | 1.50 |



| | |
|----------------|------------------------|
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,388 |
| Acres | 9.59 |
| Year Built | 1978 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 58208 Rge Road 71 |
| Area | Rural Lac Ste. Anne County |
| Subdivision | None |
| City | Rural Lac Ste. Anne County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 2A0 |

Amenities

| | |
|----------|---|
| Features | Fire Pit, Greenhouse, Guest Suite, Hot Water Electric, Parking-Extra, R.V. Storage, Vinyl Windows |
|----------|---|

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior Features | Fenced, Landscaped, Private Setting, Recreation Use, Vegetable Garden |
| Foundation | Piling, See Remarks |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 15th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 70 |

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Listing information last updated on August 18th, 2025 at 10:47pm MDT