

\$625,000 - 11 2306 Twp Road 540, Rural Lac Ste. Anne County

MLS® #E4453378

\$625,000

3 Bedroom, 2.00 Bathroom, 1,804 sqft

Rural on 5.96 Acres

Heather Downs, Rural Lac Ste. Anne County, AB

Come and fall in love with this 5.96 Acre lot! Located in the community of Heather Downs you will find this spacious 1800+sq ft modular bungalow (single level) that offers 3 bedrooms and 2 baths. A bright open-concept living/dining/kitchen area boasts solid maple cabinets, stainless steel appliances, a farmhouse sink, and an Italian commercial-grade gas stove with a full-height backsplash and a wood burning stove. The primary suite includes a walk-in closet and a luxurious 5-piece ensuite. On the opposite wing, you'll find a den, 2 large bedrooms, a 4-piece bath, pantry, and mudroom. The property also includes a 40' x 42' garage/workshop, and it's fenced and cross-fenced for horses and other animals. Out building include a horse shelter. Conveniently located just minutes from HWY 16 and access to the Lac Ste. Anne trail system just 2 kms west, this acreage is bursting with potential!

Built in 2010

Essential Information

MLS® # E4453378

Price \$625,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,804 |
| Acres | 5.96 |
| Year Built | 2010 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 11 2306 Twp Road 540 |
| Area | Rural Lac Ste. Anne County |
| Subdivision | Heather Downs |
| City | Rural Lac Ste. Anne County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 1V0 |

Amenities

| | |
|----------------|--|
| Features | Air Conditioner, Deck, No Smoking Home |
| Parking Spaces | 10 |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Prefab |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped |
| Construction | Prefab |
| Foundation | Piling |

Additional Information

Date Listed August 15th, 2025

Days on Market 3

Zoning Zone 70

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Listing information last updated on August 18th, 2025 at 7:17am MDT