

## \$345,000 - 329 3 Street, Rural Lac Ste. Anne County

MLS® #E4423828

**\$345,000**

4 Bedroom, 1.50 Bathroom, 1,387 sqft

Rural on 0.20 Acres

Ross Haven, Rural Lac Ste. Anne County, AB

Steps from the lake! Nestled at the back of a cul-de-sac on nearly 0.25 beautifully treed acres, this charming year-round retreat offers a rare blend of privacy, nature, & lake life. Bordering greenspace w/ a well-maintained gravel path leading just metres to the water, itâ€™s a dream for outdoor enthusiasts - thereâ€™s even an opportunity to gain access to a shared boat dock w/ neighbors, making it even easier to enjoy boating, fishing, & water activities! The house itself features a galley kitchen w/ ample cupboard & counter space, a generous dinette, a cozy living room w/ a wood-burning fireplace, two bathrooms, four total bedrooms including MASSIVE ownerâ€™s suite w/ a 2nd wood-burning fireplace, private upper-level balcony, & stunning lake views, & a partially-finished basement making it a perfect fit for a growing family or an AirBnB investment. Whether youâ€™re searching for a personal lakeside escape or a short-term rental, this property is ready to generate income & create lasting memories.

Built in 1980

### Essential Information

MLS® # E4423828

Price \$345,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,387                  |
| Acres          | 0.20                   |
| Year Built     | 1980                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 329 3 Street               |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Ross Haven                 |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1A0                    |

### Amenities

|          |  |
|----------|--|
| Features | Deck, Fire Pit, No Smoking Home, R.V. Storage, See Remarks |
|----------|--|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Boating, Cul-De-Sac, Flat Site, Lake Access Property, Lake View, Landscaped, Recreation Use, See Remarks |
| Construction      | Wood  |
| Foundation        | Block   |

### Additional Information

Date Listed March 4th, 2025

Days on Market 57

Zoning Zone 71

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Listing information last updated on April 30th, 2025 at 3:47pm MDT