

## \$344,900 - 5712 49 Ave, Rural Lac Ste. Anne County

MLS® #E4424118

**\$344,900**

3 Bedroom, 2.00 Bathroom, 1,620 sqft

Rural on 0.16 Acres

Alberta Beach, Rural Lac Ste. Anne County,  
AB

Welcome to your dream home, located just minutes away from the stunning Alberta Beach! This beautifully maintained 1620 sq meter home features 3 beds & 2 full baths. Enjoy the elegance of hardwood floors, complemented by crown mouldings & a kitchen with a stunning granite countertop. Washer and dryer units are installed in 2024. This home boasts a huge backyard, fully fenced for privacy, wrap-around deck that is perfect for relaxing or entertaining guests. Whether you're looking to enjoy water sports in the summer or ice fishing in the winter, this property offers year-round access to the lake, making it the perfect spot for outdoor enthusiasts. Situated a mere 35-minute drive from NW Edmonton, this home combines the benefits of a retreat-like setting with accessibility to city conveniences.

Built in 1985

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4424118  |
| Price          | \$344,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,620     |



|            |                        |
|------------|------------------------|
| Acres      | 0.16                   |
| Year Built | 1985                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 5712 49 Ave                |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Alberta Beach              |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0A0                    |

### Amenities

|          |   |
|----------|---|
| Features | Off Street Parking, Carbon Monoxide Detectors, Crawl Space, Deck, Detectors Smoke, Fire Pit, No Animal Home |
|----------|---|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Fenced, Low Maintenance Landscape, Recreation Use |
| Construction      | Wood  |
| Foundation        | Insulated Concrete Form                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 56              |
| Zoning         | Zone 71         |

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Listing information last updated on April 30th, 2025 at 3:32pm MDT