

# **\$519,900 - 129 3215 Twp Rd 574, Rural Lac Ste. Anne County**

MLS® #E4433464

**\$519,900**

4 Bedroom, 2.00 Bathroom, 904 sqft

Rural on 0.31 Acres

Mortenson Beach, Rural Lac Ste. Anne County, AB

Turn-key 4-season lakefront property at Mortenson Beach, Lac La Nonne to live year round or enjoy for getaways any season! This home has a huge front deck (new built with vinyl floor & no maintenance rails) & massive windows overlooking the lake. The upper level has a large family room to enjoy the views, laundry closet, 2 bedrooms & a 3 pc bathroom.

The lower WALK-OUT level is where you find a great sized kitchen, eating area, living room & 2 more bedrooms & a 4 pc bathroom.

In-floor heating on this level ensures that you will stay cozy. A screened in 3 season porch gives you refuge when you need it. Newer roof (2021) and vinyl exterior. The lot slopes down to the lake with newer retaining walls & plenty of perennials. The lake front has 2 sheds for storage of boating and patio equipment. Two other large sheds at the driveway & a gated entrance. The dead end road means less traffic throughout the year. Make lake living a reality! Quick possession is possible - most furniture included.

Built in 2000

## **Essential Information**

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Price	\$519,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	904
Acres	0.31
Year Built	2000
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Split
Status	Active

### Community Information

Address	129 3215 Twp Rd 574
Area	Rural Lac Ste. Anne County
Subdivision	Mortenson Beach
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### Amenities

Features	Deck, Exterior Walls- 2"x6", Low Flw/Dual Flush Toilet, No Smoking Home, Sunroom, Vaulted Ceiling, Vinyl Windows, Walkout Basement
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### Interior

Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Boating, Fruit Trees/Shrubs, Lake Access Property, Lake View, Landscaped, Sloping Lot, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 30th, 2025

Days on Market 121

Zoning Zone 72

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Listing information last updated on August 29th, 2025 at 4:33pm MDT