

Courtesy Of Donna R McHale Of RE/MAX Edge Realty

\$584,900 - 3215 Twp Rd 574, Rural Lac Ste. Anne County

MLS® #E4433464

\$584,900

4 Bedroom, 2.00 Bathroom, 904 sqft

Rural on 0.31 Acres

Mortenson Beach, Rural Lac Ste. Anne County, AB

East facing 4-season lakefront property - perfect property to live in year round or enjoy for getaways any time of the year! 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 L-shaped family room to enjoy the views plus 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 3 pc bathroom. In-floor heating on this level ensures that you will stay cozy in the cooler time of the year. 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 and the lake front has 2 large sheds for storage of boating and patio equipment. Two other large sheds at the driveway as well and a gated entrance. The dead end road means less traffic throughout the year. Make lake living a reality!

Built in 2000

Essential Information

MLS® # E4433464



Price	\$584,900
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	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 21

Zoning Zone 72

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Listing information last updated on May 21st, 2025 at 12:17am MDT