

\$499,900 - 3215 Twp Rd 574, Rural Lac Ste. Anne County

MLS® #E4433610

\$499,900

4 Bedroom, 1.00 Bathroom, 980 sqft

Rural on 0.23 Acres

Mortenson Beach, Rural Lac Ste. Anne County, AB

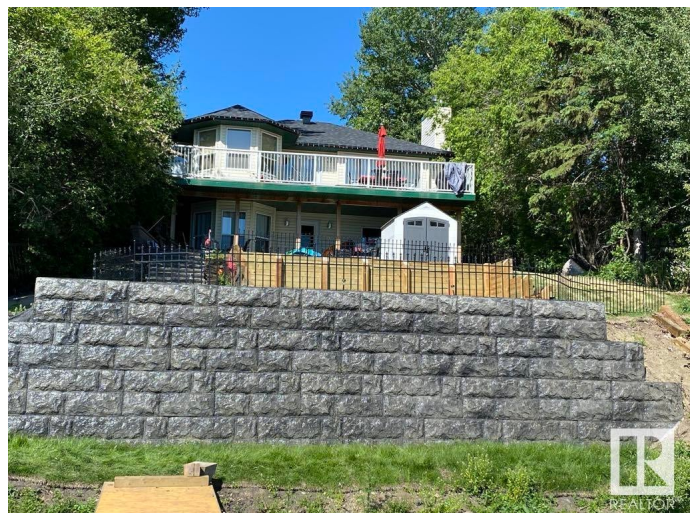
LAKEFRONT WALK-OUT BUNGALOW on the picturesque Lac La Nonne - glorious windows complimenting the lake view. Upper deck with vinyl flooring & aluminum railings for the morning sunrise & a covered lower deck. The sloping lot has concrete stairs leading to a lower firepit and a new retaining wall for easier water access. A 30 foot dock will stay so that the next owner can enjoy swimming & boating right at the property. The 4-season home has a bright kitchen with refinished cabinets and a large eating area at the front window. The living room has a gas fireplace for those cooler nights. Primary bedroom & 2nd bedroom on this level & a 4 pc bath. The lower walk-out level has another 2 bedrooms and family room with access to the lower deck & back yard. New roof & eavestrough (2018), tiered landscaping. Furniture & items will stay making this turnkey! Lots of parking at the entrance to the property - room for an RV as well for guests to stay & enjoy all that this home has to offer!

Built in 1995

Essential Information

MLS® #

E4433610



Price	\$499,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	980
Acres	0.23
Year Built	1995
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
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	T0G 1L2

Amenities

Features	Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows, Walkout Basement
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Interior

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

Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Boating, Lake Access Property, Lake View, Landscaped, Sloping Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed May 1st, 2025

Days on Market 36

Zoning Zone 72

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Listing information last updated on June 5th, 2025 at 10:03pm MDT