

# \$264,500 - 21 56227 Hwy 33, Rural Lac Ste. Anne County

MLS® #E4436008

## \$264,500

3 Bedroom, 2.00 Bathroom, 1,165 sqft  
Rural on 0.50 Acres

Rich Valley, Rural Lac Ste. Anne County, AB

Welcome to the friendly hamlet of Rich Valley. Take a 50 minute drive NW of Edmonton to view this stunning upgraded modular home with oversized 32ft x 40ft Detached garage insulated, drywalled with powered and water. Home has the following upgrades within the past 2 years including newer roof, flooring, interior paint, newer counter tops and huge rear deck to private 1/2 acre lot facing farmers field. 3 bedrooms, two 4 piece baths with newer toilets, 2 storage sheds, waterwell, septic tank and field. Hamlet is adjacent to Highway 33 and 20 minutes to Barrhead and Onoway.

Built in 2002

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4436008               |
| Price          | \$264,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,165                  |
| Acres          | 0.50                   |
| Year Built     | 2002                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 21 56227 Hwy 33            |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Rich Valley                |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0G 1L0                    |

### Amenities

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### Interior

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

### Exterior

|                   |           |
|-------------------|-----------|
| Exterior          | Wood      |
| Exterior Features | Flat Site |
| Construction      | Wood      |
| Foundation        | Piling    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 70        |

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Listing information last updated on May 29th, 2025 at 8:02pm MDT