

# **\$175,000 - 4723 52 Street, Rural Lac Ste. Anne County**

MLS® #E4445030

**\$175,000**

2 Bedroom, 1.00 Bathroom, 932 sqft

Rural on 0.14 Acres

Alberta Beach, Rural Lac Ste. Anne County,  
AB

Your Lakeside Escape Awaits in this Alberta Beach Charmer! Wake up to that fresh lake air from the windows of this 932 sq ft ranch-style bungalow, nestled on a sprawling lot, just moments from the shimmering waters of Alberta Beach. Affordable, inviting, & full of potential, this 4-season cabin boasts 2 accommodating bedrooms, 4-piece bathroom, & fully-equipped kitchen with peninsula counter, extended cabinetry & pantry leading into the dining room. Youâ€™ll love enveloping warmth courtesy of the wood burning stove in the living room, for those colder ice-fishing and snowmobiling seasons. Water is conveniently supplied by the drilled well, and never worry about emptying a holding tank, as the septic is connected to municipal services. Beyond the back deck, a massive yard, ideal for fireside lake gatherings or quiet mornings, also offers more than enough space for RV parking or to build a garage. First home, weekend retreat, or Airbnb opportunity, its unbeatable location & price, makes lakeside living easy!

Built in 1970

## **Essential Information**

MLS® # E4445030

Price \$175,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	932
Acres	0.14
Year Built	1970
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4723 52 Street
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, Deck, Lake Privileges, R.V. Storage
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### Interior

Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Not Fenced, Paved Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	June 29th, 2025
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Days on Market 23

Zoning Zone 71

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