

\$134,900 - 4 2306 Twp Road 540, Rural Lac Ste. Anne County

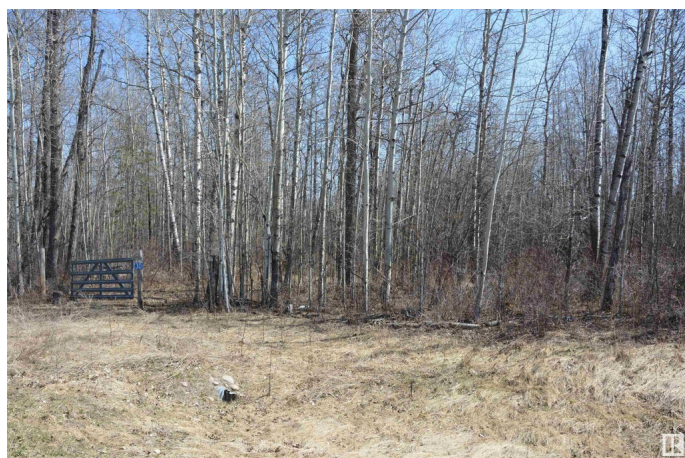
MLS® #E4450153

\$134,900

0 Bedroom, 0.00 Bathroom,
Rural on 2.06 Acres

Heather Downs, Rural Lac Ste. Anne County,
AB

Discover the perfect spot to build your dream home on this 2+ acre treed lot, ideally situated just off Highway 43 and Township Road 540 – west of Edmonton. Conveniently located near Stony Plain & Spruce Grove, you'll enjoy easy access to shopping, services, & a four-lane highway for an effortless commute. This property, labeled as Lot 30 on the subdivision map, has already been brushed & cleared for a future home, with the potential for a walk-out design. The lot sides onto tranquil greenspace and ponds to both the north & south, providing privacy, beautiful natural surroundings, & plenty of space to explore. Features include: Possible walk-out basement potential, Surrounded by newer homes in a growing subdivision, Lot appears surveyed at the rear, Family-friendly environment – catch frogs with the kids in the nearby ponds! This is a wonderful opportunity to set down roots in a peaceful, natural setting with all the benefits of nearby amenities. Don't miss your chance to build your ideal lifestyle here!



Essential Information

MLS® #	E4450153
Price	\$134,900

Bathrooms	0.00
Acres	2.06
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	4 2306 Twp Road 540
Area	Rural Lac Ste. Anne County
Subdivision	Heather Downs
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

Exterior

Exterior Features Environmental Reserve, No Back Lane, Not Landscaped, Stream/Pond

Additional Information

Date Listed	July 29th, 2025
Days on Market	42
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 9th, 2025 at 4:47pm MDT