

\$1,250,000 - 55322 Range Road 30a, Rural Lac Ste. Anne County

MLS® #E4452618

\$1,250,000

3 Bedroom, 2.50 Bathroom, 3,715 sqft

Rural on 41.76 Acres

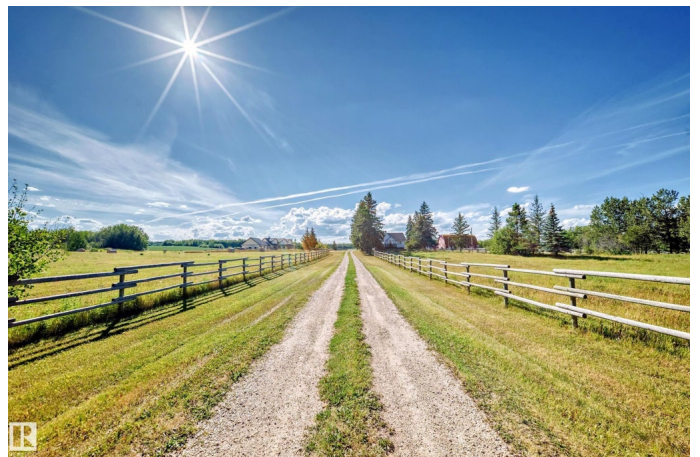
Yellowstone, Rural Lac Ste. Anne County, AB

This beautiful 40+ acre hobby farm is ready for the horse enthusiast! This remarkable SIPS home built in 2009 offers 3,700+ sq ft of luxurious living space with a double att. garage and wrap around deck. This home features 4 spacious bedrooms, 2 1/2 baths, engineered hardwood on the main floor & amazing views the moment you walk in. Culinary enthusiasts will love the stunning kitchen, complete with granite countertops, a large island & premium appliances including a gas stove, ideal for both daily living and entertaining. The great room features a vaulted ceiling, a majestic wood burning fireplace, the showcase of the main floor's open concept. It features a family room, laundry, large mudroom which leads to the att. garage. The upper level has the primary bdrm with a walk in closet & a 4 pc ensuite, second & 3rd bdrm, a half bath & a cozy reading area! The basement is partially finished. This property has a 3000 sq. ft. barn with horse stalls & tack room, 2000 sq ft shop & original farm house.

Built in 2009

Essential Information

MLS® #	E4452618
Price	\$1,250,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,715
Acres	41.76
Year Built	2009
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	55322 Range Road 30a
Area	Rural Lac Ste. Anne County
Subdivision	Yellowstone
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

Amenities

Features	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Water Instant, No Smoking Home, Vaulted Ceiling, Workshop, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
----------	--

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	See Remarks
Exterior Features	Fenced, Landscaped, Private Setting, See Remarks
Construction	See Remarks
Foundation	Concrete Perimeter

Additional Information

Date Listed August 11th, 2025
Days on Market 9
Zoning Zone 71

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 August 20th, 2025 at 8:17am MDT