# \$399,900 - 4008 Nakamun Drive, Rural Lac Ste. Anne County

MLS® #E4454394

## \$399,900

3 Bedroom, 2.00 Bathroom, 1,265 sqft Rural on 0.74 Acres

Nakamun Park, Rural Lac Ste. Anne County, AB

Looking for a new home without the wait for construction? This is it! Year built is 2008 however the interior is mostly new! Surrounded by trees, private from your neighbours & only blocks from picturesque Nakamun Lake & Ted MacDonald Park with boat launch & day area. Whether this is your full time residence for your family or lake cottage, this home offers all the comforts. 3 large bdrms up with 2 full baths incl. the 4pc ensuite. A welcoming large open concept kitchen / living room with contemporary cabinetry, matte black hardware & wide vinyl plank flooring in a warm wood tone. Built with an ICF foundation (the best) the huge basement is framed and awaiting your design. Around the exterior of the home has been cleared for a future garage plus there is a fire pit area that has endless possibilities for landscape design! All sitting on 0.74 of an acre, only a 50 minute drive from Edmonton and 8 mins from Onoway.

Built in 2008

#### **Essential Information**

MLS® # E4454394 Price \$399,900





Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,265

Acres 0.74

Year Built 2008

Type Rural

Sub-Type Detached Single Family

Style Bi-Level

Status Active

# **Community Information**

Address 4008 Nakamun Drive

Area Rural Lac Ste. Anne County

Subdivision Nakamun Park

City Rural Lac Ste. Anne County

County ALBERTA

Province AB

Postal Code T0E 1V0

#### **Amenities**

Features Deck

#### Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Boating, Not Landscaped, Playground Nearby,

Treed Lot, See Remarks

Construction Wood

Foundation Concrete Perimeter

## **Additional Information**

Date Listed August 22nd, 2025

Days on Market 79

Zoning Zone 73



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