

\$1,389,000 - 54010 Rge Road 41, Rural Lac Ste. Anne County

MLS® #E4413494

\$1,389,000

4 Bedroom, 3.00 Bathroom, 1,917 sqft

Rural on 159.00 Acres

None, Rural Lac Ste. Anne County, AB

Secluded 160-acre (1/4 section) fully fenced property w/an INDUSTRIAL-BUILT SHOP & spacious 1917 SqFt WALKOUT bungalow overlooking the pastures. Located 7 km north of WABAMUN & 25 minutes west of STONY PLAIN. Currently a bison farm, the land is ideal for cattle, horses, or other livestock. Enter through industrial-scale steel gates & follow the tree-lined driveway. The shop includes two sections (60' x 36' & 60' x 16'), a newer boiler heating system w/in-floor heat, 14' x 14' doors, polyaspartic flooring, & a shop bathroom. The home features 3 bedrooms upstairs, 1 bedroom plus a den downstairs, ICF construction & foundation, 10' ceilings on the main floor, granite counters, high kitchen cabinets, a wood-burning stove, heated floors in the basement & garage, newer boiler systems, a hybrid metal roof, & a no-maintenance steel-framed deck. The entire property is perimeter-fenced w/page wire or 4-strand barbed wire & multiple paddocks. Drilled well for water & septic tanks & discharge for sewer.

Built in 2004

Essential Information

MLS® # E4413494



Price	\$1,389,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,917
Acres	159.00
Year Built	2004
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	54010 Rge Road 41
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

Amenities

Features	Bar, Ceiling 10 ft., Ceiling 9 ft., Deck, Greenhouse, Hot Tub, Insulation-Upgraded, R.V. Storage, Walkout Basement, Workshop, See Remarks, Heat Exchanger
----------	---

Interior

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

Exterior

Exterior	ICFs (Insulated Concrete Forms)
Exterior Features	Cross Fenced, Fenced, Private Setting, Rolling Land, Subdividable Lot, Treed Lot, See Remarks
Construction	ICFs (Insulated Concrete Forms)

Foundation Insulated Concrete Form

Additional Information

Date Listed November 12th, 2024

Days on Market 159

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 April 20th, 2025 at 4:47pm MDT