

## \$343,000 - 9119 Hwy 18, Rural Lac Ste. Anne County

MLS® #E4419632

**\$343,000**

3 Bedroom, 2.00 Bathroom, 1,518 sqft

Rural on 23.25 Acres

None, Rural Lac Ste. Anne County, AB

Have it all out here on this beautiful property just minutes from the town of Mayerthorpe! Located just off of HWY 18 is your private, tree lined driveway that leads to a three bedroom, two bathroom home situated on 23+/- acres of land. A perfect mixture of dense forest and cleared space, the property is able to bring to life almost any acreage or hobby farm desire! Raise farm animals, grow an agribusiness, or choose to build out that dream home and massive shop! Use the conveniences of all Mayerthorpe amenities or take the quick 1.5 hour drive East to Edmonton. A great opportunity for those looking to get out and build that country life.

Built in 2012

### Essential Information

MLS® #	E4419632
Price	\$343,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,518
Acres	23.25
Year Built	2012
Type	Rural
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	9119 Hwy 18
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0J0

### Amenities

Features	Deck, Parking-Extra
----------	---------------------

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, Flat Site, Level Land, Private Setting, Treed Lot, See Remarks
Construction	Modular
Foundation	Piling

### Additional Information

Date Listed	January 29th, 2025
Days on Market	81
Zoning	Zone 70
RE / Bank Owned	Yes

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 4:17am MDT