

Courtesy Of Daniel Seitz and Jordan C Seitz Of Real Broker

# \$269,000 - 4723 45 Street, Rural Lac Ste. Anne County

MLS® #E4425257

**\$269,000**

2 Bedroom, 1.00 Bathroom, 823 sqft

Rural on 0.12 Acres

Alberta Beach, Rural Lac Ste. Anne County,  
AB

Own your vacation home today & instantly become Retirement Ready for life at the lake! Updated over the years, this 820 sq ft year round BUNGALOW looks & feels like HOME. Front and Rear driveways paved in '20 & '23, fully insulated year round Bunkette (floor insulated). ~20-Stacked W/D, ~21-all Vinyl plank. ~20- renovated Kitchen, ~19-Fridge, ~18-Furnace, ~07-Cellulose insulation & Metal Roof upgrade. Concrete Station w/ 110 ready for RV. Side yard ~dead space~™ maximized for convenient storage complimented by insulated Hobby Shop. Reverse Osmosis under kitchen sink, Base cupboard by fridge doubles as pullout island. Renovated bath, Master w/ walk in closet. Property has low maintenance landscaping & generous entertainment ready deck & is in walking distance to Farmer~™s Market, Post Office, 'MaMa's in the Kitchen~™, grocery w/ beach & golf course just minutes away. Owners are proud of their well kept home and know that you will be as well. Lots of value here! Time for you to jump into a lake home.

Built in 1955

## Essential Information

MLS® # E4425257

Price \$269,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	823
Acres	0.12
Year Built	1955
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4723 45 Street
Area	Rural Lac Ste. Anne County
Subdivision	Alberta Beach
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### **Amenities**

Features	Crawl Space, Deck, Workshop
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### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Golf Nearby, Paved Lane, Recreation Use, Schools
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	41
Zoning	Zone 71

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Listing information last updated on April 22nd, 2025 at 11:32am MDT