

# **\$649,000 - 209 55109 Hwy 777, Rural Lac Ste. Anne County**

MLS® #E4425957

**\$649,000**

4 Bedroom, 2.50 Bathroom, 1,606 sqft

Rural on 1.46 Acres

Sturgeon Heights\_CLSA, Rural Lac Ste. Anne County, AB

Welcome to this beautiful acreage on 1.46 acres located in Sturgeon Heights this Custom built 1607 Sq Ft Bungalow with STUNNING VIEWS! Upon entering you will be greeted by a spacious entry way with high ceilings throughout, large living room with gas fireplace and plenty of natural light, a sizeable kitchen with corner pantry and lots of cupboard and countertop space. A dining room with doors leading out to the deck, a laundry room, 2 pc bath, a master suite with large walk in closet and door leading to the deck and a Nice ensuite. Downstairs is fully finished with a walkout, infloor heat, 2 more sizeable junior bedrooms, a family room, a storage area and a 4pc bath. You will also find a heated 42ft by 24ft Triple Car Garage with man door, RV parking with electrical hookups Plus a detached 30ft by 16ft single car garage in back yard and Central Air Conditioning!

Built in 2002

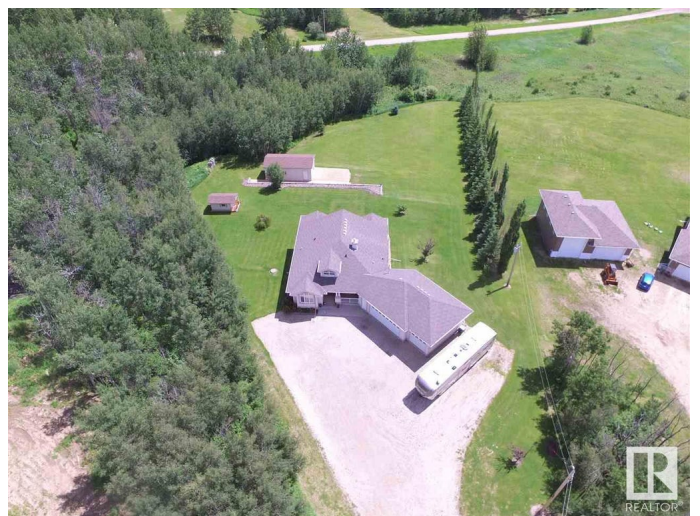
## **Essential Information**

MLS® # E4425957

Price \$649,000

Bedrooms 4

Bathrooms 2.50



Full Baths	2
Half Baths	1
Square Footage	1,606
Acres	1.46
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	209 55109 Hwy 777
Area	Rural Lac Ste. Anne County
Subdivision	Sturgeon Heights_CLSA
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

### **Amenities**

Features	Air Conditioner, Deck, R.V. Storage
Parking Spaces	6

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Cul-De-Sac, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 15th, 2025
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Days on Market 36

Zoning Zone 70

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Listing information last updated on April 20th, 2025 at 9:47am MDT