

Courtesy Of Liam O'Leary Of Logic Realty

# **\$126,688 - 662 Blue Heron Drive, Rural Lac Ste. Anne County**

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MLS® #E4428921

**\$126,688**

2 Bedroom, 0.00 Bathroom, 453 sqft

Rural on 0.25 Acres

Sandy Beach, Rural Lac Ste. Anne County,  
AB

This waterfront property offers a unique combination of privacy, comfort, and amazing views of the lake. The cottage boasts an open-concept kitchen & living room area, perfect for entertaining or simply relaxing while enjoying the ample natural light streaming through large windows. The two rooms, currently used as bedrooms, provide cozy spaces for rest and rejuvenation. A bright and inviting sunroom leads to the deck, where you can savor the tranquil ambiance and picturesque views. This property strikes the perfect balance between openness & privacy, enhanced by a recently installed fence plus has direct lake access is ideal for canoeing and kayaking. Additional features include a insulated shed plus an entertainment shed & firepit by the lake, providing versatile spaces to suit your needs. With a dedicated entrance off the main road, you'll enjoy privacy and tranquility away from traffic. Whether you're seeking a peaceful retreat or an active lakeside lifestyle, this waterfront property is a rare gem.

Built in 1962

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4428921               |
| Price          | \$126,688              |
| Bedrooms       | 2                      |
| Bathrooms      | 0.00                   |
| Square Footage | 453                    |
| Acres          | 0.25                   |
| Year Built     | 1962                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 662 Blue Heron Drive       |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Sandy Beach                |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1V0                    |

### Amenities

|          |                                          |
|----------|------------------------------------------|
| Features | Deck, Fire Pit, No Smoking Home, Sunroom |
|----------|------------------------------------------|

### Interior

|              |                       |
|--------------|-----------------------|
| Heating      | Space Heater, Propane |
| Stories      | 1                     |
| Has Basement | Yes                   |
| Basement     | None, No Basement     |

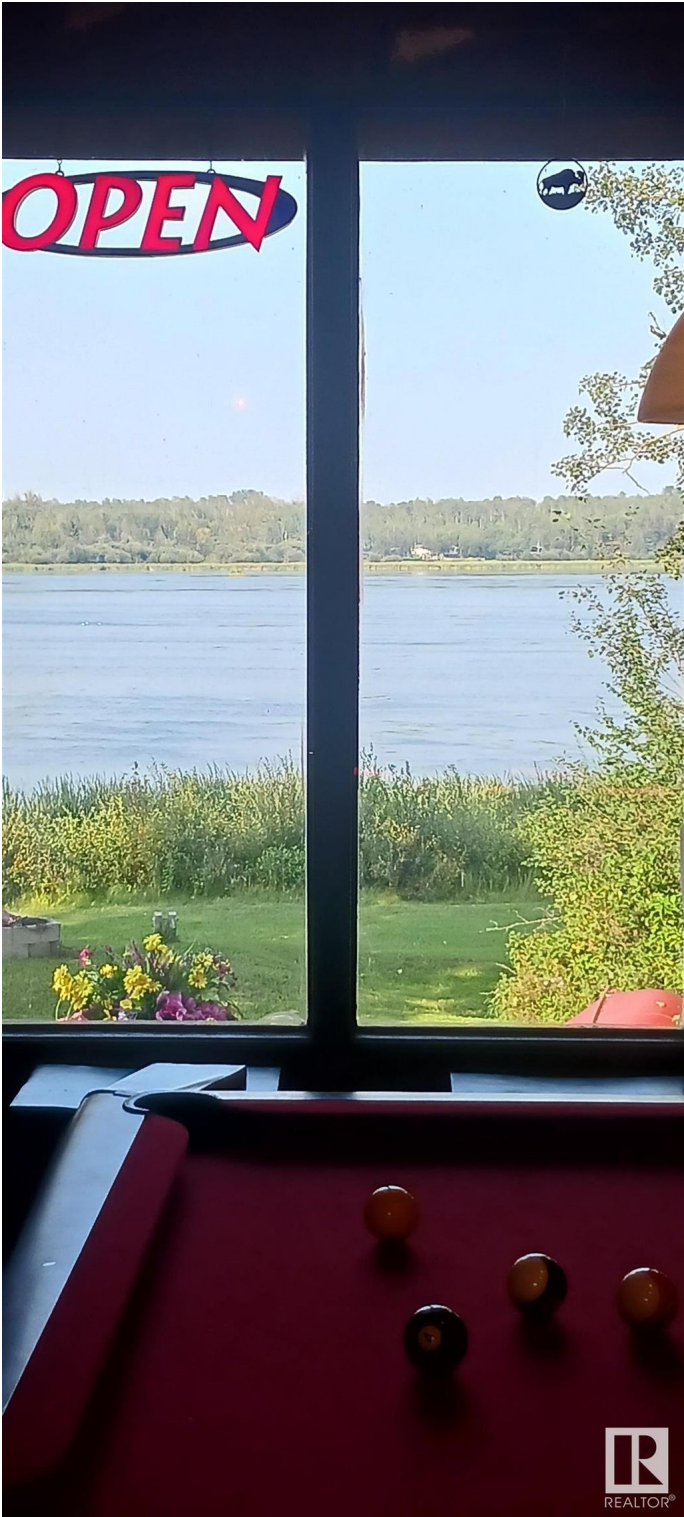
### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood                                                                   |
| Exterior Features | Backs Onto Lake, Lake View, Landscaped, No Back Lane, Partially Fenced |
| Construction      | Wood                                                                   |
| Foundation        | Concrete Perimeter                                                     |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 2nd, 2025 |
|-------------|-----------------|

Days on Market 18  
Zoning Zone 74



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Listing information last updated on April 20th, 2025 at 2:17am MDT