

Courtesy Of Kelly A Whitty Of MaxWell Polaris

# **\$350,000 - 3510 Ste. Anne Trail, Rural Lac Ste. Anne County**

MLS® #E4433107

**\$350,000**

3 Bedroom, 2.00 Bathroom, 1,477 sqft

Rural on 0.50 Acres

LSAS RI 8 Sub, Rural Lac Ste. Anne County, AB

Looking for the perfect lake life escape without sacrificing space, comfort, or style? Welcome home! This beautifully updated 3 bedroom, 2 full bathroom, 1,400 sq ft property doesn't feel like your typical mobile—it feels like home. Thanks to its modern open layout, cozy addition, and soaring ceilings, every room feels bright, airy, and inviting. Outside, you'll find fresh new siding and a covered deck that's perfect for lazy summer evenings or morning coffees. And wait until you see the garage—an oversized triple heated garage with new siding, ready for all your toys, tools, and lake-life essentials! Sitting on a fully fenced half-acre lot, there's more than enough room to roam, garden, or park your boat, quad, and RV. Plus, you're just minutes from the charming town of Alberta Beach—whether you're craving a beach day, a quick bite, or an evening out, it's all close by. Modern comfort, country space, and unbeatable lake proximity—what more could you ask for?

Built in 2008

## **Essential Information**

MLS® #

E4433107



Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,477
Acres	0.50
Year Built	2008
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3510 Ste. Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	LSAS RI 8 Sub
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### Amenities

Features	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Dog Run-Fenced In, Front Porch, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, R.V. Storage, Vaulted Ceiling, See Remarks
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### Interior

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

### Exterior

Exterior	See Remarks
Exterior Features	Boating, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Schools, Treed Lot, See Remarks
Construction	See Remarks

Foundation                      Piling

**Additional Information**

Date Listed                      April 27th, 2025

Days on Market                47

Zoning                            Zone 71

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Listing information last updated on June 13th, 2025 at 10:47am MDT