

# **\$240,000 - 149 3510 Ste. Anne Trail, Rural Lac Ste. Anne County**

MLS® #E4444279

**\$240,000**

3 Bedroom, 2.00 Bathroom, 1,207 sqft

Rural on 0.50 Acres

Lac Ste Anne, Rural Lac Ste. Anne County, AB

Live at the lake! Manufactured home is located on 0.5 acres on Lac St. Anne. Enjoy paddle boarding, canoeing, motorboating in the summer and in the winter take in some ice fishing or enjoy the groomed snowmobile trails on and around the lake. Just a 5 min drive to Alberta Beach where you can take in the legendary Sno Mo days in February, or Polynesian days in the summer there is fun for all ages! This 1200 sf home has 3 beds and 2 baths with a dreamy ensuite with soaker tub! Open concept kitchen and living is functional for a family and with some love and personality it can be your dreamy lake house. The property comes with a C-can and fencing materials to build a chain link fence. Room to build a future garage too!

Built in 2007

## **Essential Information**

MLS® #	E4444279
Price	\$240,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,207



Acres	0.50
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	149 3510 Ste. Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	Lac Ste Anne
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### Amenities

Features	Deck, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows
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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	Modular
Exterior Features	Boating, Flat Site, Not Fenced, Playground Nearby
Construction	Modular
Foundation	Block

### Additional Information

Date Listed	June 24th, 2025
Days on Market	6
Zoning	Zone 71

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