

# **\$975,000 - 621 55101 Ste. Anne Trail, Rural Lac Ste. Anne County**

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MLS® #E4452786

**\$975,000**

3 Bedroom, 3.00 Bathroom, 2,275 sqft

Rural on 0.38 Acres

Estates At Waters Edge, Rural Lac Ste. Anne County, AB

This custom-built HRD home, situated on one of the largest lots at the Estates at Waters Edge will be sure to take your breath away! From the fully loaded triple car garage with EV hook up & 2-piece bath, to the epic primary bedroom & closet with its own dedicated floor - this home is stunning. The upstairs primary bedroom closet is equipped with California closets vaulted ceilings and a centre island for storage. The primary also has soaring windows, vaulted ceilings & a thoughtfully designed laundry chute. The grand entrance leads to the open concept living space & kitchen that overlook the massive partially fenced backyard. The hidden pantry doors are a delightful surprise as you enter the giant pantry with mudroom access. The mudroom can be entered through living area as well for added convenience. The basement features 2 large bedrooms, laundry, 4-piece bath, huge rec room & the cherry on top is the hidden media room tucked away behind barn doors! With quick access to HWY 43 - this one is a must see!



Built in 2022

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452786               |
| Price          | \$975,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,275                  |
| Acres          | 0.38                   |
| Year Built     | 2022                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 621 55101 Ste. Anne Trail  |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Estates At Waters Edge     |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1A1                    |

### Amenities

|                |                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features       | Ceiling 10 ft., Closet Organizers, Club House, Deck, Detectors Smoke, Hot Tub, Lake Privileges, Pool-Outdoor, R.V. Storage, Social Rooms, Vaulted Ceiling, HRV System |
| Parking Spaces | 12                                                                                                                                                                    |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood                                                                 |
| Exterior Features | Backs Onto Park/Trees, Beach Access, Boating, Flat Site, Lake Access |

Property, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 13th, 2025

Days on Market 22

Zoning Zone 71

Condo Fee \$236

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Listing information last updated on September 3rd, 2025 at 11:02pm MDT