

\$209,900 - 9517 Twp 572, Rural Lac Ste. Anne County

MLS® #E4438845

\$209,900

2 Bedroom, 1.00 Bathroom, 1,440 sqft

Rural on 9.64 Acres

None, Rural Lac Ste. Anne County, AB

Affordable Acreage with Rental Income & Room for Animals Great opportunity to own a well-priced acreage with updates, outbuildings, and rental income potential. The home features a newer mid-efficiency furnace, updated flooring and cabinets, stainless steel appliances, and a Blaze King wood stove (2023). Natural gas has been brought in, along with a new water line and auto waterer in the pens. The property is perimeter fenced, partially fenced for horses, and includes multiple corrals and approx. 7 acres of pasture. The 32' x 28' heated shop has radiant heat, concrete floor, 10' door, lean-to, and includes a compressor and fridge. Also comes with temporary panels, chicken coop, feeders, and a John Deere riding mower. Enjoy southern views from the covered deck and built-in hot tub (leak needs repair). Some TLC needed, but lots of potential here. Currently rented for \$1,650/monthâ€”great option for investors or owner-occupiers. Located just 20 mins from Mayerthorpe and 30 mins from Whitecourt.

Built in 1972

Essential Information

MLS® # E4438845

Price \$209,900



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,440 |
| Acres | 9.64 |
| Year Built | 1972 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 9517 Twp 572 |
| Area | Rural Lac Ste. Anne County |
| Subdivision | None |
| City | Rural Lac Ste. Anne County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 1N0 |

Amenities

| | |
|----------|----------------|
| Features | Deck, Fire Pit |
|----------|----------------|

Interior

| | |
|--------------|---------------------------------------|
| Heating | Forced Air-1, Wood Stove, Natural Gas |
| Fireplace | Yes |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fenced, Level Land, Picnic Area, Private Setting, Recreation Use, Treed Lot |
| Foundation | Block |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 26th, 2025 |
| Days on Market | 22 |
| Zoning | Zone 70 |

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Listing information last updated on June 17th, 2025 at 3:32am MDT