

Courtesy Of Lindsay Mercer Of The Good Real Estate Company

# **\$479,000 - 96 4418 Hwy 633, Rural Lac Ste. Anne County**

MLS® #E4438950

**\$479,000**

2 Bedroom, 2.00 Bathroom, 1,611 sqft

Rural on 0.49 Acres

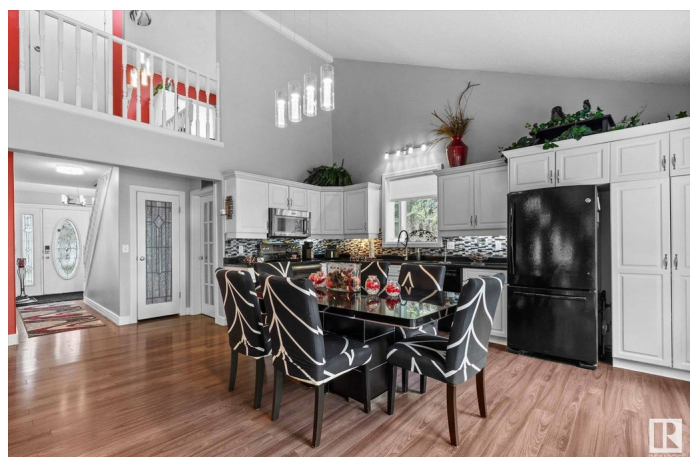
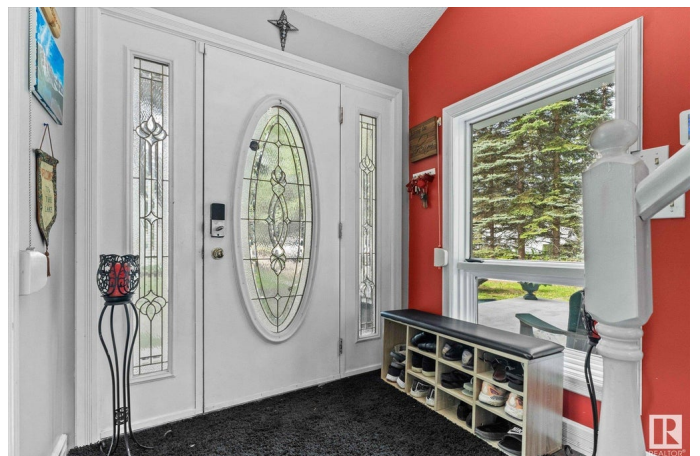
Birchwood Estates, Rural Lac Ste. Anne County, AB

WOW - welcome to Lake Life in beautiful Birchwood Estates on Lac Ste Anne! This lakefront property is a spectacular setting for year-round retreat living, or as a weekend property for the entire family. The main house has had many updates throughout the years and has two primary bedrooms, two renovated bathrooms, an office space and open concept living room, dining room and kitchen with sweeping views of the back property and lake. Gorgeous wrap around Duradeck with glass railing and sunken hot tub leads to the above ground pool, gazebo, play structure and large fire pit area. Two guest cottages are serenely tucked behind the triple car garage with separate overhead loft for extra beds or rec room, PLUS a crawl space for tons of storage. All furnishings and implements are negotiable to truly make this a turn key property. Mature trees, gorgeous gardens + perennials everywhere, this property is the oasis you've been waiting for! Only 45 minutes west from the outskirts of Edmonton.

Built in 1991

## **Essential Information**

MLS® #                      E4438950



|                |                        |
|----------------|------------------------|
| Price          | \$479,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,611                  |
| Acres          | 0.49                   |
| Year Built     | 1991                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 96 4418 Hwy 633            |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Birchwood Estates          |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0L0                    |

### Amenities

|          |  |
|----------|--|
| Features | Closet Organizers, Deck, Exterior Walls- 2"x6" |
|----------|--|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Flat Site, Landscaped, Private Setting, Treed Lot, Waterfront Property |
| Construction      | Wood   |
| Foundation        | Piling   |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 28th, 2025 |
|-------------|----------------|

Days on Market 67

Zoning Zone 71

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Listing information last updated on August 3rd, 2025 at 6:47am MDT