

## \$234,900 - 215 2nd Street, Rural Lac Ste. Anne County

MLS® #E4440528

**\$234,900**

2 Bedroom, 1.00 Bathroom, 870 sqft

Rural on 0.17 Acres

Ross Haven, Rural Lac Ste. Anne County, AB

Prime Location, Incredible Value! This lovely 2-bedroom bungalow features an open-concept floor plan with stylish finishes and stunning Lac Ste Anne Views. Nestled in the beautiful lake community of Ross Haven, this home is perfectly situated on a pie-shaped lot in a quiet cul-de-sac next to a large park reserve that provides direct access to the lake. Enjoy lake life to the fullest—launch your boat and savour summers filled with fishing, water sports, and serene sunsets. Ross Haven is a hidden gem, offering a close-knit community vibe, stunning natural surroundings, and year-round recreation. Whether you're seeking a weekend retreat or full-time lake living, this property checks all the boxes. This fantastic home also features a single car garage to store all of your toys. On top of all of this - it comes fully furnished and is move-in ready, making it perfect for your getaway or permanent residence. Don't miss this opportunity to experience the tranquility of lakeside living!

Built in 1969

### Essential Information

MLS® # E4440528

Price \$234,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	870
Acres	0.17
Year Built	1969
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	215 2nd Street
Area	Rural Lac Ste. Anne County
Subdivision	Ross Haven
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### Amenities

Features	Front Porch, Hot Water Natural Gas, Lake Privileges, No Animal Home, No Smoking Home, R.V. Storage
----------	----------------------------------------------------------------------------------------------------

### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Boating, Cul-De-Sac, Environmental Reserve, Flat Site, Lake Access Property, Lake View, Landscaped, Level Land, No Back Lane, No Through Road, Playground Nearby, Recreation Use
Construction	Wood
Foundation	Grade Beam

### Additional Information

Date Listed	June 5th, 2025
Days on Market	59

## Zoning

## Zone 71

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 5:32pm MDT