

# **\$599,000 - 57320 Rge Road 75, Rural Lac Ste. Anne County**

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MLS® #E4442240

**\$599,000**

5 Bedroom, 3.00 Bathroom, 2,617 sqft

Rural on 80.09 Acres

None, Rural Lac Ste. Anne County, AB

Rare opportunity! Lake view acreage, peaceful and private! This 1931 built 2600+ sq ft executive character home was the crown jewel of the area in it's day. Family owned since 1976, with only 2 families owning since new. Home had major renovations completed in the 2000s featuring quality of life improvements such as modern electrical/plumbing/insulation/vapor barrier/interior finishing. Recent updates include new roof 1 yr, new HE furnace 2 yrs & new ht wtr tank 4 yrs ago. Hardwood flooring & quality oak/pine finishes throughout. Home is in need of exterior finishing repairs, some window replacement, wood fireplace needs liner & various cosmetic updating. Parcel features 2nd yard site with water/electrical/septic & concrete pilings. Land is a mixture of hay/pasture with mature foliage coverage. Some fencing on north & east side of parcel, perimeter needs to be finished. Older wooden shop & mobile home provide additional storage. Must be seen to be appreciated, ready for you to restore to it's full glory.

Built in 1931

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4442240               |
| Price          | \$599,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,617                  |
| Acres          | 80.09                  |
| Year Built     | 1931                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 57320 Rge Road 75          |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | None                       |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1Y0                    |

### Amenities

|          |                                                                                                          |
|----------|----------------------------------------------------------------------------------------------------------|
| Features | Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, Wood Windows |
|----------|----------------------------------------------------------------------------------------------------------|

### Interior

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | ensuite bathroom            |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2                           |
| Has Basement      | Yes                         |
| Basement          | Partial, Partially Finished |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                    |
| Exterior Features | Backs Onto Lake, Creek, Cross Fenced, Environmental Reserve, Fruit Trees/Shrubs, Lake View, Recreation Use, Treed Lot, Partially Fenced |
| Construction      | Wood                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                      |

**Additional Information**

Date Listed                June 13th, 2025  
Days on Market        51  
Zoning                    Zone 70

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