

## \$349,000 - 305 3 Street, Rural Lac Ste. Anne County

MLS® #E4446708

**\$349,000**

5 Bedroom, 2.00 Bathroom, 1,720 sqft

Rural on 0.18 Acres

Ross Haven, Rural Lac Ste. Anne County, AB

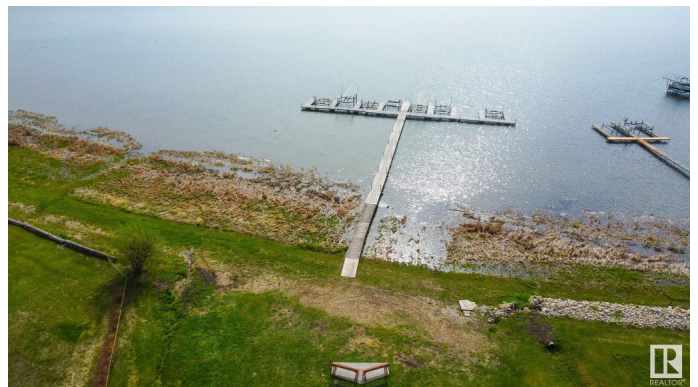
Welcome to your YEAR ROUND escape in the charming Village of Ross Haven. This bright, MODERN 5 bedroom, 2 bath home offers the perfect blend of comfort, space and lifestyle for families or retirees with room for many visitors. With a spacious open layout, HUGE WINDOWS and a massive kitchen complete with spacious island, it's made for hosting and soaking in lake life. Sip your drink on the west-facing deck or play lawn games on the largest PUBLIC GREEN SPACE in the village, backing your property, completely maintained for you to enjoy without the work! Live where neighbours feel like family, where kids can ride bikes safely and where summer is filled with community events and days on the water. Low-maintenance landscaping means more time enjoying paddleboarding or gathering at the community dock. PEACEFUL, PRIVATE AND MOVE-IN-READY, all just steps from the lake! Other perks include in-floor heating, metal roof, room to build a garage, newly drilled well and option to connect to the municipal sewer.

Built in 2012

### Essential Information

MLS® # E4446708

Price \$349,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,720                  |
| Acres          | 0.18                   |
| Year Built     | 2012                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 305 3 Street               |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Ross Haven                 |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0A 0E0                    |

### Amenities

|          |                                                                                                                 |
|----------|-----------------------------------------------------------------------------------------------------------------|
| Features | Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Tankless, Lake Privileges, No Smoking Home, Vinyl Windows |
|----------|-----------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | ensuite bathroom                  |
| Heating           | In Floor Heat System, Natural Gas |
| Stories           | 1                                 |
| Has Basement      | Yes                               |
| Basement          | None, No Basement                 |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood                                                                            |
| Exterior Features | Backs Onto Park/Trees, Beach Access, Boating, Lake Access Property, Picnic Area |
| Construction      | Wood                                                                            |
| Foundation        | Piling                                                                          |

### Additional Information

Date Listed July 9th, 2025

Days on Market 116

Zoning Zone 71

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Listing information last updated on November 2nd, 2025 at 1:47am MDT