

Courtesy Of Terilynn S Atwell Of RE/MAX PREFERRED CHOICE

# \$375,000 - 30 54228 Rge Road 12, Rural Lac Ste. Anne County

MLS® #E4448315

## \$375,000

4 Bedroom, 1.00 Bathroom, 1,495 sqft  
Rural on 3.39 Acres

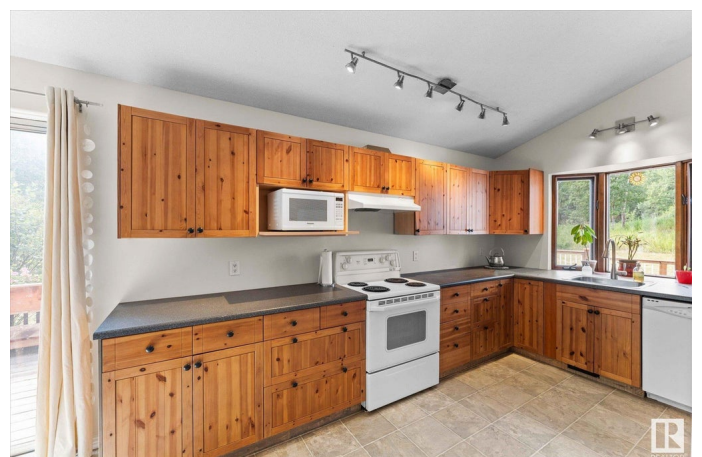
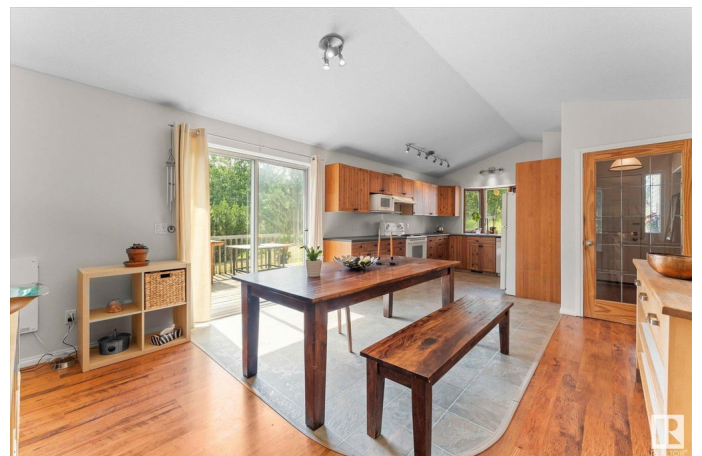
Eagle Ridge (Lac Ste. Anne), Rural Lac Ste. Anne County, AB

If you love NATURE, this is the acreage for you! 3.39 acres of forest, wildlife & vegetation including a raspberry patch, red currants, grapes, sea buckthorn, haskap berries & even an apple tree! The front of the property faces south. Perfect spot for a future garden! Inside you'll find an newly painted, open concept living/dining area. Large kitchen with loads of cupboards & prep space. Vaulted ceilings make it feel light & airy. The living area includes a cozy woodburning stove great for our cold, Alberta winters. 4 bedrooms, a large mud/laundry room & full bath are down the hall. Outside you'll find numerous outbuildings and a 41' x 21' workshop that's drywalled, insulated, has & 100 amp electrical just waiting to be hooked up. Close to Stony Plain, Onoway, golf courses, HWY 16 or HWY 37.

Built in 1975

## Essential Information

MLS® #	E4448315
Price	\$375,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1



Square Footage	1,495
Acres	3.39
Year Built	1975
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	30 54228 Rge Road 12
Area	Rural Lac Ste. Anne County
Subdivision	Eagle Ridge (Lac Ste. Anne)
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V2

### **Amenities**

Features	Deck, Greenhouse, Vaulted Ceiling
----------	-----------------------------------

### **Interior**

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

### **Exterior**

Exterior Features	Backs Onto Park/Trees, Golf Nearby, Treed Lot, Vegetable Garden
Foundation	Piling

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	16
Zoning	Zone 70

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 2nd, 2025 at 7:47pm MDT