

# **\$479,900 - 17 Hillside Crescent, Rural Lac Ste. Anne County**

MLS® #E4448473

**\$479,900**

1 Bedroom, 2.00 Bathroom, 960 sqft

Rural on 0.13 Acres

Silver Sands, Rural Lac Ste. Anne County, AB

Under Construction and move in ready by Jan 31/26 ... Custom built 960 sqft raised bungalow w basement garage and walkout. Wide open design, 14' vaulted pine tongue & groove ceiling, fireplace, luxury vinyl plank flooring, big windows w loads of natural light, 8' quartz topped peninsula island, shaker style kitchen cabinets, 4 pc stainless steel appliance package, walk-in pantry, 2 bedrooms up and 4 pc main bath. Stepping out of the vaulted great rm you're immersed in the peaceful sights and sounds of nature off your huge wrap around deck. The finished walkout basement has in-floor heat, 9' ceilings, primary suite w/ 4 piece ensuite, laundry room, utility room and a 21x24 drywalled, taped and painted garage. 100 AMP power service, drilled well and a septic holding tank. Tucked in a cul-de-sac on a private, pie shaped lot surrounded by trees. Close to the shores of Isle Lake, the beach, boat launch and only 45 min west of Edm. Price includes GST, rebate back to the builder. Renderings may not be exact.

Built in 2025

## **Essential Information**

MLS® # E4448473

Price \$479,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 960                    |
| Acres          | 0.13                   |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 17 Hillside Crescent       |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Silver Sands               |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0A0                    |

### Amenities

|          |                                                                                                                                                                                                                                                                                                     |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Natural Gas, Hot Water Tankless, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace         | Yes                                             |
| Stories           | 2                                               |
| Has Basement      | Yes                                             |
| Basement          | Partial, Finished                               |

### Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                                          |
| Exterior Features | Backs Onto Park/Trees, Boating, Golf Nearby, Hillside, Lake Access Property, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Sloping Lot, Treed Lot |

|                 |                           |
|-----------------|---------------------------|
| Lot Description | 11.97x39.62x27.53 x 39.62 |
| Construction    | Wood                      |
| Foundation      | Concrete Perimeter, Slab  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 106             |
| Zoning         | Zone 75         |

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Listing information last updated on October 31st, 2025 at 7:47pm MDT