

# \$69,900 - 56310 Rge Road 31, Rural Lac Ste. Anne County

MLS® #E4450090

**\$69,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 4.97 Acres

None, Rural Lac Ste. Anne County, AB

ESCAPE to your own private sanctuary on nearly 5 acres of lush, treed land, offering the perfect balance of tranquility and natural beauty. Located just minutes from Rich Valley and Highway 33, this property is ideally positioned near Lac La Nonne and Majeau Lake, providing endless outdoor recreation opportunities. Only 45 minutes from EDMONTON, 20 minutes to BARRHEAD or GUNN, and 25 minutes to ALBERTA BEACH, you'll enjoy the peace of rural living with easy access to local amenities. There are no services currently available, a gas line utility ROW runs through the property. Whether you're dreaming of building your custom home or simply seeking a peaceful retreat, this rare find offers the perfect canvas. The potential for this property is endless! DON'T MISS OUT on the chance to own a piece of Alberta's stunning landscape.



## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | E4450090 |
| Price     | \$69,900 |
| Bathrooms | 0.00     |
| Acres     | 4.97     |
| Type      | Rural    |

|          |                 |
|----------|-----------------|
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 56310 Rge Road 31          |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | None                       |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1A0                    |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Schools, See Remarks, Partially Fenced |
|-------------------|----------------------------------------------------------------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 5               |
| 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 4:47pm MDT