# \$99,000 - 7 & 8 Spruce Crescent, Rural Lac Ste. Anne County

MLS® #E4450118

## \$99,000

2 Bedroom, 0.00 Bathroom, 413 sqft Rural on 0.28 Acres

Silver Sands, Rural Lac Ste. Anne County, AB

Welcome to 7 & 8 Spruce Crescent in the peaceful lakeside community of Silver Sands. This charming 2-bedroom cottage is being sold as-is and sits on a rare double lot, offering excellent potential for future development or weekend getaways. Just a short walk from the boat launch and Silver Sands Golf Course, the location is ideal for enjoying the best of lake life. Only 50 minutes from St. Albert and West Edmonton, it offers the perfect mix of convenience and escape. Gas and electricity are already on the property, making future plans even easier. Lot 7 and 8 is approximately 559.74 sqm (0.138 acres) for a total of 1,119.48 sqm (0.276 acres). Lot sizes are from tax records and are approximate. There's plenty of room to park an RV, relax outdoors, or build your dream lake house with potential lake views. Whether you keep the cottage, renovate, or rebuild, this property offers the space and location to make it yours. Kindly see Silver Sands bylaws online for building requirements.

Built in 1957

#### **Essential Information**

MLS® # E4450118 Price \$99,000







Bedrooms 2

Bathrooms 0.00

Square Footage 413

Acres 0.28

Year Built 1957

Type Rural

Sub-Type Cottage

Style Bungalow

Status Active

# **Community Information**

Address 7 & 8 Spruce Crescent

Area Rural Lac Ste. Anne County

Subdivision Silver Sands

City Rural Lac Ste. Anne County

County ALBERTA

Province AB

Postal Code T0E 0V0

### **Amenities**

Features Off Street Parking

Parking Spaces 5

#### Interior

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Golf Nearby, Lake Access Property, Lake View,

No Back Lane, Playground Nearby

Construction Wood Foundation Block

#### **Additional Information**

Date Listed July 28th, 2025

Days on Market 96

# Zoning Zone 75

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Listing information last updated on November 1st, 2025 at 9:17am MDT