

# \$109,000 - 7 & 8 Spruce Crescent, Rural Lac Ste. Anne County

MLS® #E4450118

**\$109,000**

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 is approximately 559.74 sqm (0.138 acres) and Lot 8 is also 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.

Built in 1957

## Essential Information

MLS® #	E4450118
Price	\$109,000
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	5
Zoning	Zone 75

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