

## \$355,000 - 5712 49 Ave, Rural Lac Ste. Anne County

MLS® #E4424118

**\$355,000**

3 Bedroom, 2.00 Bathroom, 1,620 sqft

Rural on 0.16 Acres

Alberta Beach, Rural Lac Ste. Anne County,  
AB

Welcome to your dream home, located just minutes away from the stunning Alberta Beach! This beautifully maintained 1620 sq meter home features 3 beds & 2 full baths. Enjoy the elegance of hardwood floors, complemented by crown mouldings & a kitchen with a stunning granite countertop. Washer and dryer units are installed in 2024. This home boasts a huge backyard, fully fenced for privacy, wrap-around deck that is perfect for relaxing or entertaining guests. Whether you're looking to enjoy water sports in the summer or ice fishing in the winter, this property offers year-round access to the lake, making it the perfect spot for outdoor enthusiasts. Situated a mere 35-minute drive from NW Edmonton, this home combines the benefits of a retreat-like setting with accessibility to city conveniences.

Built in 1985

### Essential Information

MLS® #	E4424118
Price	\$355,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,620



Acres	0.16
Year Built	1985
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5712 49 Ave
Area	Rural Lac Ste. Anne County
Subdivision	Alberta Beach
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### Amenities

Features	Off Street Parking, Carbon Monoxide Detectors, Crawl Space, Deck, Detectors Smoke, Fire Pit, No Animal Home
----------	---

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Fenced, Low Maintenance Landscape, Recreation Use
Construction	Wood
Foundation	Insulated Concrete Form

### Additional Information

Date Listed	March 5th, 2025
Days on Market	51
Zoning	Zone 71

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 April 25th, 2025 at 7:47pm MDT