

# \$748,900 - ##5 54419 Rge Road 14, Rural Lac Ste. Anne County

MLS® #E4445607

**\$748,900**

3 Bedroom, 3.00 Bathroom, 1,604 sqft  
Single Family on 3.71 Acres

Bilby Heights, Rural Lac Ste. Anne County,  
Alberta

**BEST OF BOTH WORLDS! NEW HOUSE ON BEAUTIFUL TREED ACREAGE!** Rare opportunity to own this incredibly upgraded home on 3.7 acres in Bilby Heights. Built by highly acclaimed Rococo Homes, this house has an endless list of upgrades: 9' ceilings, stylish kitchen w/ upgraded ceiling height cabinets (real wood not MDF), custom herringbone backsplash, gas stove, quartz countertops throughout the entire house, walk through pantry. Keep warm with the stunning river rock finished wood burning fireplace (\$16.5k). Upstairs, 3 spacious bdrms w/plush carpet, convenience of upper floor laundry, all tile showers. Primary has french tub, dual sinks, walk-in closet w/ clothes tower. Walkout 9' ceiling basement. Oversized triple car garage w/ H&C water, floor drains. Energy efficient (triple pane windows, 2x6 construction, tankless HW, HE furnace, smart home w/ LED dimmable lights. Extra large deck on screw piles, poured concrete driveway / extra wide entry walk. Upgraded septic system/water cistern (\$50k). Don't miss out!! (id:6289)

Built in 2023

## Essential Information

Listing #                      E4445607



|                |               |
|----------------|---------------|
| Price          | \$748,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 1,604         |
| Acres          | 3.71          |
| Year Built     | 2023          |
| Type           | Single Family |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | ##5 54419 Rge Road 14      |
| Subdivision | Bilby Heights              |
| City        | Rural Lac Ste. Anne County |
| Province    | Alberta                    |
| Postal Code | T0E1V0                     |

## Amenities

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Amenities    | Park, Ceiling - 9ft, Vinyl Windows                                                           |
| Features     | Private setting, Treed, See remarks, Closet Organizers, Exterior Walls-2x6", No Smoking Home |
| Parking      | Attached Garage, Heated Garage, Oversize, Parking Pad, See Remarks                           |
| # of Garages | 1                                                                                            |
| View         | Lake view                                                                                    |

## Interior

|              |                                                                                                                                |
|--------------|--------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Refrigerator, Gas stove(s), Washer, See remarks |
| Heating      | Forced air                                                                                                                     |
| Fireplace    | Yes                                                                                                                            |
| Fireplaces   | Wood                                                                                                                           |
| # of Stories | 2                                                                                                                              |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Professional Realty Group |
|----------------|---------------------------|



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Listing information last updated on October 24th, 2025 at 3:16am PDT