

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

MLS® #E4450118

\$99,000

2 Bedroom, 0.00 Bathroom, 413 sqft

Recreational on 0.28 Acres

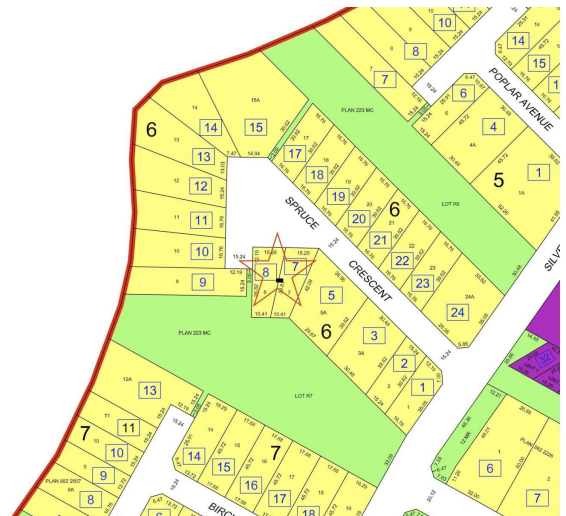
Silver Sands, Rural Lac Ste. Anne County,
Alberta

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. (id:6289)

Built in 1957

Essential Information

Listing #	E4450118
Price	\$99,000
Bedrooms	2
Bathrooms	0.00



Square Footage	413
Acres	0.28
Year Built	1957
Type	Recreational
Style	Cottage, Bungalow

Community Information

Address	7 & 8 Spruce Cr
Subdivision	Silver Sands
City	Rural Lac Ste. Anne County
Province	Alberta
Postal Code	T0E0V0

Amenities

Amenities	Park, Golf Course, Playground
Features	No back lane
Parking Spaces	5
View	Lake view

Interior

Appliances	See remarks
Heating	Forced air
# of Stories	1

Listing Details

Listing Office	Lux Real Estate Inc
----------------	---------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

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