

# \$284,649 - 56418 Rge Road 35, Rural Lac Ste. Anne County

MLS® #E4462035

**\$284,649**

2 Bedroom, 3.00 Bathroom, 915 sqft  
Single Family on 6.67 Acres

None, Rural Lac Ste. Anne County, Alberta

Rare Opportunity! 6.67 Acres with TWO Homes! This versatile property is perfect for multigenerational living or as for the savvy investor. The main residence is a bi-level home featuring NEW KITCHEN, New Bath, Recent shingles, 2 bedrooms and 1 full bath on the main floor, with a unfinished walkout basement offering potential for 3 additional bedrooms. The second residence is a 3 Bedroom 1.5 bath single-wide mobile home with Tandum carport. Each home has its own septic tank & field, and well, ensuring independent living. The property is fully fenced and cross-fenced, making it perfect for hobby farming or livestock. Additional features include two pole sheds, a large storage building, and beautifully landscaped grounds with mature trees and natural growth that provide privacy and charm. Conveniently located just 5 minutes from an elementary school, this acreage offers both functionality and tranquility. Don't miss your chance to own this unique property with endless potential! (id:6289)

Built in 1976

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4462035  |
| Price     | \$284,649 |
| Bedrooms  | 2         |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 915           |
| Acres          | 6.67          |
| Year Built     | 1976          |
| Type           | Single Family |
| Style          | Bi-level      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 56418 Rge Road 35          |
| Subdivision | None                       |
| City        | Rural Lac Ste. Anne County |
| Province    | Alberta                    |
| Postal Code | T0E1A0                     |

### Amenities

|              |                                     |
|--------------|-------------------------------------|
| Amenities    | Schools                             |
| Features     | Private setting, Treed, See remarks |
| Parking      | Carport                             |
| # of Garages | 1                                   |

### Interior

|              |                                                 |
|--------------|-------------------------------------------------|
| Appliances   | Hood Fan, Refrigerator, Stove, Window Coverings |
| Heating      | Forced air                                      |
| Has Basement | Yes                                             |
| Basement     | Unknown                                         |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Leading |
|----------------|--------------------|



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