

Courtesy Of Peter Myrlak Of 1st Choice Realty Edmonton Ltd.

# **\$377,000 - 38 53414 Rge Rd 62, Rural Lac Ste. Anne County**

MLS® #E4382946

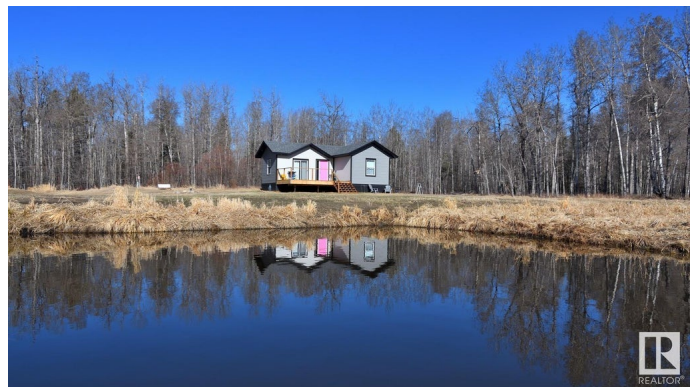
**\$377,000**

2 Bedroom, 1.00 Bathroom, 679 sqft

Rural on 1.81 Acres

Sherwood Cove, Rural Lac Ste. Anne County, AB

Beautiful 679 square foot cottage, located 55 minutes west of Edmonton, in the relaxed and comfortable community of Sherwood Cove, within Lac St Anne County limits. The property extends to 1.81 ac. Surrounded by beautiful landscapes with ATV tracks, located 3-5 min walking distance from the lake, public boat launch. Communitarian recreational space, and a private beach are available for all the residents of Sherwood Cove and offers diverse family bonding activities, such as fishing, ice-fishing, skating, tubing, water skiing, snowshoeing and more. The property boasts the brand-new bungalow with 2 spacious bedrooms, and big glamorous windows facing the beautiful scenery of the forest and the vast landscape of the property. Both bedrooms share a single 3-piece bathroom, 240 sq ft wood deck. Brand new appliances, Living room, dining room and kitchen is unified with a vaulted ceiling. Pembina River Park and Cougar Golf Course are close by.



Built in 2022

## **Essential Information**

MLS® # E4382946

Price \$377,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	679
Acres	1.81
Year Built	2022
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	38 53414 Rge Rd 62
Area	Rural Lac Ste. Anne County
Subdivision	Sherwood Cove
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T5L 4A6

### Amenities

Features	Deck
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Boating, Corner Lot, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, No Through Road, Not Fenced, Recreation Use, See Remarks
Construction	Wood
Foundation	Piling, See Remarks

### Additional Information

Date Listed	April 19th, 2024
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Days on Market     506  
Zoning                Zone 75  
HOA Fees            25  
HOA Fees Freq.    Annually

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