

## \$229,000 - 53512 Rr 30, Rural Lac Ste. Anne County

MLS® #E4421718

**\$229,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 7.00 Acres

None, Rural Lac Ste. Anne County, AB

This breathtaking property features towering 100ft spruce trees, a private tree-lined driveway leading to a cleared build site with gravel, and wrought iron entry gates with 8x8 posts. It includes a 200ft deep water well with steel casing, a 2000-gallon concrete septic holding tank, and utilities conveniently located at the property line for future development. The gravel driveway winds up a private slope, offering both privacy and charm. Serene trails throughout the property provide opportunities for peaceful walks and outdoor enjoyment. Located just 30 minutes from Edmonton, this property offers the perfect balance of accessibility and tranquility. It is only 5 minutes to Alberta Beach for lakeside relaxation, 12 minutes to Stony Plain, 15 minutes to Spruce Grove for shopping and amenities, and 5 minutes to Cougar Creek Golf Resort. Conveniently situated off pavement near the Yellowhead and RR30, this lot is ready for your dream home.

### Essential Information

MLS® #	E4421718
Price	\$229,000
Bathrooms	0.00
Acres	7.00
Type	Rural



Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	53512 Rr 30
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0N0

### Exterior

Exterior Features	Treed Lot
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### Additional Information

Date Listed	February 14th, 2025
Days on Market	203
Zoning	Zone 70

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Listing information last updated on September 5th, 2025 at 7:47pm MDT