

## \$345,000 - 329 3 Street, Rural Lac Ste. Anne County

MLS® #E4423828

**\$345,000**

4 Bedroom, 1.50 Bathroom, 1,387 sqft

Rural on 0.20 Acres

Ross Haven, Rural Lac Ste. Anne County, AB

Steps from the lake! Nestled at the back of a cul-de-sac on nearly 0.25 beautifully treed acres, this charming year-round retreat offers a rare blend of privacy, nature, & lake life. Bordering greenspace w/ a well-maintained gravel path leading just metres to the water, itâ€™s a dream for outdoor enthusiasts - thereâ€™s even an opportunity to gain access to a shared boat dock w/ neighbors, making it even easier to enjoy boating, fishing, & water activities! The house itself features a galley kitchen w/ ample cupboard & counter space, a generous dinette, a cozy living room w/ a wood-burning fireplace, two bathrooms, four total bedrooms including MASSIVE ownerâ€™s suite w/ a 2nd wood-burning fireplace, private upper-level balcony, & stunning lake views, & a partially-finished basement making it a perfect fit for a growing family or an AirBnB investment. Whether youâ€™re searching for a personal lakeside escape or a short-term rental, this property is ready to generate income & create lasting memories.

Built in 1980

### Essential Information

MLS® # E4423828

Price \$345,000



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,387
Acres	0.20
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	329 3 Street
Area	Rural Lac Ste. Anne County
Subdivision	Ross Haven
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### Amenities

Features	Deck, Fire Pit, No Smoking Home, R.V. Storage, See Remarks
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Boating, Cul-De-Sac, Flat Site, Lake Access Property, Lake View, Landscaped, Recreation Use, See Remarks
Construction	Wood
Foundation	Block

### Additional Information

Date Listed March 4th, 2025

Days on Market 57

Zoning Zone 71

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Listing information last updated on April 30th, 2025 at 4:32pm MDT