

## \$169,900 - 2 4418 Hwy 633, Rural Lac Ste. Anne County

MLS® #E4424531

**\$169,900**

1 Bedroom, 0.00 Bathroom, 394 sqft

Rural on 0.49 Acres

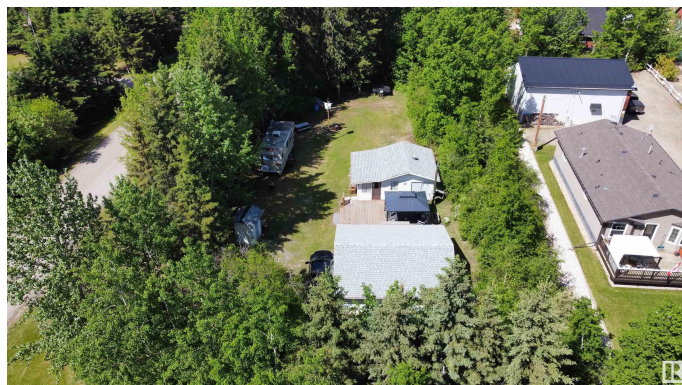
Birchwood Estates, Rural Lac Ste. Anne County, AB

Perfect weekend getaway property! Fully treed half acre lot with a charming one room cabin with sun room and massive double car garage (26'x24') with cement floor. Large deck (27'x16') with gazebo and outdoor kitchen area. 100 Amp electrical service. Plenty of space for guest to bring their camping trailers. 1200 gallon outhouse is conveniently located. Comes with most of the furniture and a newer John Deere ride on lawn mower. Newer shingles (2018). Cistern is 400 Gallons and water access is close in Darwell (5 mins) which offers free water. Walking distance to boat launch, dock and community area with basketball court. Many trails lead to Crown Land with miles and miles of additional trails that go all the way to Alberta Beach. An ATV riders heaven!

Built in 1996

### Essential Information

MLS® #	E4424531
Price	\$169,900
Bedrooms	1
Bathrooms	0.00
Square Footage	394
Acres	0.49
Year Built	1996



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2 4418 Hwy 633
Area	Rural Lac Ste. Anne County
Subdivision	Birchwood Estates
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0L0

### Amenities

Features	Deck, Fire Pit, Front Porch, Parking-Extra, R.V. Storage
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### Interior

Heating	Baseboard, Electric
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Boating, Corner Lot, Flat Site, Golf Nearby, Lake Access Property, Level Land, Private Setting, Schools
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 6th, 2025
Days on Market	56
Zoning	Zone 71

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Listing information last updated on May 1st, 2025 at 3:02am MDT