

\$675,000 - 55502 Nikoodi Road, Rural Lac Ste. Anne County

MLS® #E4429301

\$675,000

4 Bedroom, 2.50 Bathroom, 1,038 sqft

Rural on 23.01 Acres

Lac Ste Anne, Rural Lac Ste. Anne County,
AB

NEW EXTERIOR PAINT AND SHINGLES -

photos to be updated soon! 4 bedroom, 2
1/2 bathroom updated home on 22 acres with
a 3750 sqft (50x75) COMMERCIAL SHOP.

Work and live on this fabulous property with
tons of potential and opportunity. 2176 sq ft of
living space on both levels. New flooring, vinyl
windows, counters and cabinets. Garden plot,
cold room, garage/shed and RV parking, small
pond and backyard fire pit area. Insulated,
heated shop with 22' ceiling has 6" concrete
pad with floor drain and sump, 14,000 lb
2-post lift, mezzanine, 2-pc bathroom, 150psi
120 gal 10hp air compressor, welding area
with venting, return air, overhead radiant
heater and forced air furnace, on-demand hot
water tank. 20'x16' main door, 14'x14' side
door and 3 entry doors. Great family home
with lots of space. Property comes with huge
topsoil pile which could be sold for extra
income.

Built in 1984

Essential Information

MLS® # E4429301

Price \$675,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,038
Acres	23.01
Year Built	1984
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	55502 Nikoodi Road
Area	Rural Lac Ste. Anne County
Subdivision	Lac Ste Anne
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0X0

Amenities

Features	Deck, Front Porch
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Interior

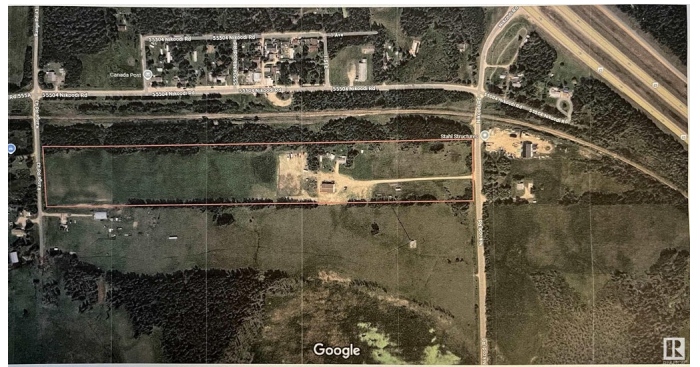
Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Fenced, Level Land, Recreation Use, Stream/Pond, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Preserved Wood

Additional Information

Date Listed	April 5th, 2025
Days on Market	154
Zoning	Zone 71



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Listing information last updated on September 5th, 2025 at 9:31pm MDT