

# \$649,900 - 54318 Rge Road 31, Rural Lac Ste. Anne County

MLS® #E4429905

**\$649,900**

4 Bedroom, 2.00 Bathroom, 1,101 sqft  
Rural on 73.60 Acres

None, Rural Lac Ste. Anne County, AB

This private 73.6-acre treed retreat is just minutes from Alberta Beach and features a charming 1,100 sq ft bungalow home with a fully finished walkout basement and an oversized double detached garage. Enjoy the outdoors from your south-facing wrap-around deck overlooking a peaceful backyard. The main floor offers 3 bedrooms, 1 full bath, a spacious living room, kitchen, and formal dining room. The fully finished basement includes a large rec area with a pool table, a dry bar, an extra bedroom, and a walkout leading to a gazebo with a fire pit. Updates include 2023 shingles, 200-amp service, tankless hot water, extra insulation, sump system, and rough-in for a wood stove. Bonus: 26x28 garage, 10x12 shed, fabric Quonset, and scenic trails throughout. DID I MENTION THAT THE FURNITURE IS INCLUDED!

Built in 1968

## Essential Information

MLS® #	E4429905
Price	\$649,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,101
Acres	73.60
Year Built	1968
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	54318 Rge Road 31
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A1

### Amenities

Features	Deck, R.V. Storage, See Remarks
----------	---------------------------------

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Rolling Land, Treed Lot, See Remarks
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	April 9th, 2025
Days on Market	21
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on April 30th, 2025 at 1:17pm MDT