

# **\$309,000 - 1 Hillside Crescent, Rural Lac Ste. Anne County**

MLS® #E4430724

**\$309,000**

3 Bedroom, 1.00 Bathroom, 1,107 sqft

Rural on 0.19 Acres

Silver Sands, Rural Lac Ste. Anne County, AB

Escape the city and embrace tranquility in this charming, year-round home, offering a cozy vibe. Just steps away from the lake, where boating and all sorts of water sports can be enjoyed, this inviting bungalow is perfect for outdoor enthusiasts. A short walk leads to a playground and the amazing Silver Sands Golf Course. Inside, you'll find a dining nook, wood-burning fireplace, and a 4-season sunroom, perfect for enjoying nature in every season. The spectacular backyard is ideal for relaxation and entertaining, with beautiful landscaping, tons of perennials, and Shingles were replaced in 2023. Additional amenities include a spacious she-shed, wood shed, greenhouse, and ample storage space. Freshly painted throughout, this home offers the perfect blend of rustic charm and modern comfort. Enjoy visits from friendly deer as you relax in this serene setting. Whether you're enjoying the peaceful surroundings, gardening this property promises a delightful retreat.

Built in 1961

## **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4430724  |
| Price    | \$309,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,107                  |
| Acres          | 0.19                   |
| Year Built     | 1961                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1 Hillside Crescent        |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Silver Sands               |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0V0                    |

### Amenities

|          |   |
|----------|---|
| Features | Carbon Monoxide Detectors, Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Front Porch, Greenhouse, Lake Privileges, No Smoking Home, Sunroom |
|----------|---|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Beach Access, Boating, Corner Lot, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Vegetable Garden |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter, Piling  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 14th, 2025 |
|-------------|------------------|

Days on Market 16

Zoning Zone 75

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