

\$245,000 - 303 3rd Street, Rural Lac Ste. Anne County

MLS® #E4430920

\$245,000

2 Bedroom, 1.00 Bathroom, 684 sqft

Rural on 0.18 Acres

Yellowstone, Rural Lac Ste. Anne County, AB

Charming year round cottage just a Stone's throw from the shores of Lac Ste. Anne, with a spot for your boat on The Village's Dock available to you. Start your family's LAKE LIFE journey w/this cozy 2bed Bungalow located in the SUMMER VILLAGE of YELLOWSTONE backing onto a green space that takes you right to the waters edge. Less than an hour from Edmonton & move in ready featuring extensive upgrades to the home including: new bathroom, kitchen, updated fixtures, NEW flooring throughout, Astoria lighting, upgraded walls & insulation, NEW HE furnace, A/C, fuse box/wiring throughout, new wood stove w/chimney & fire guard, hot water tank, shingles, hot tub & outside gazebo plus a fresh coat of paint inside & out! Enjoy an outdoor paradise w/lavish perennial gardens providing a cover of privacy & offering a spectacular rainbow of summer color for your enjoyment! Seize this incredible opportunity to invest in endless summer adventures with family & friends and make this charming lake retreat your own!

Built in 1955

Essential Information

MLS® # E4430920

Price \$245,000



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 684 |
| Acres | 0.18 |
| Year Built | 1955 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 303 3rd Street |
| Area | Rural Lac Ste. Anne County |
| Subdivision | Yellowstone |
| City | Rural Lac Ste. Anne County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 1A0 |

Amenities

| | |
|----------|----------------------------------|
| Features | Crawl Space, Deck, Vinyl Windows |
|----------|----------------------------------|

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Backs Onto Park/Trees, Boating, Flat Site, Lake Access Property, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Recreation Use |
| Construction | Wood |
| Foundation | See Remarks |

Additional Information

Date Listed April 15th, 2025
Days on Market 64
Zoning Zone 71



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Listing information last updated on June 18th, 2025 at 5:32pm MDT