

Courtesy Of Sherri L Herman Of One Percent Realty

# **\$649,900 - 11 2306 Twp Road 540, Rural Lac Ste. Anne County**

MLS® #E4435936

**\$649,900**

3 Bedroom, 2.00 Bathroom, 1,804 sqft

Rural on 5.96 Acres

Heather Downs, Rural Lac Ste. Anne County, AB

Come and love in love with this 5.96 Acre lot! Located in the community of Heather Downs you will find this spacious 1800+sq ft modular bungalow (single level) that offers 3 bedrooms and 2 baths. A bright open-concept living/dining/kitchen area boasts solid maple cabinets, stainless steel appliances, a farmhouse sink, and an Italian commercial-grade gas stove with a full-height backsplash and a wood burning stove. The primary suite includes a walk-in closet and a luxurious 5-piece ensuite. On the opposite wing, you'll find a den, 2 large bedrooms, a 4-piece bath, pantry, and mudroom. The property also includes a 40' x 42' garage/workshop, and it's fenced and cross-fenced for horses and other animals. Out building include a horse shelter. Conveniently located just minutes from HWY 16 and access to the Lac Ste. Anne trail system just 2 kms west, this acreage is bursting with potential!

Built in 2010

## **Essential Information**

MLS® # E4435936

Price \$649,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,804
Acres	5.96
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11 2306 Twp Road 540
Area	Rural Lac Ste. Anne County
Subdivision	Heather Downs
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

### **Amenities**

Features	Air Conditioner, Deck, No Smoking Home, Vinyl Windows
Parking Spaces	10

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Prefab
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs
Construction	Prefab
Foundation	Piling

### **Additional Information**

Date Listed May 12th, 2025

Days on Market 37

Zoning Zone 70

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Listing information last updated on June 18th, 2025 at 8:17am MDT