

# **\$509,900 - 3 - 54127 Rge Road 30, Rural Lac Ste. Anne County**

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MLS® #E4438710

## **\$509,900**

2 Bedroom, 2.00 Bathroom, 831 sqft  
Rural on 9.83 Acres

Louden Park, Rural Lac Ste. Anne County, AB

Tucked away on nearly 10 acres & minutes from Alberta Beach awaits a unique opportunity for the buyer looking for peace and tranquility. This fully renovated WALK-OUT A-Frame home has received over \$120,000 of upgrades in the past 3 years including shingles (house/garage), soffit & fascia on garage, garage door & opener, entire home repainted inside & out, fully renovated interior including kitchen with quartz countertops, sleek cabinets, fixtures, s/s appliances w/ gas stove, full bathroom renovations, electronic fireplace, laminate & carpet, sliding doors onto the 400sqft deck, basement windows, washer/dryer, water treatment system, furnace and the well/pressure tank & pump in 2002. The possibilities are endless as this can be the perfect weekend/summer getaway, primary residence for those seeking the acreage life or even an investor looking for a turn-key Air BnB set-up. All the heavy lifting has been done and now it's time for new owners to sit back & enjoy!



Built in 1977

## **Essential Information**

MLS® #	E4438710
Price	\$509,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	831
Acres	9.83
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	3 - 54127 Rge Road 30
Area	Rural Lac Ste. Anne County
Subdivision	Louden Park
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### **Amenities**

Features	Deck, Detectors Smoke, R.V. Storage
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### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Shopping Nearby, Stream/Pond
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	22

## Zoning

## Zone 70

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Listing information last updated on June 18th, 2025 at 9:02am MDT