

## **\$214,900 - 19 54104 Rr 35, Rural Lac Ste. Anne County**

MLS® #E4441404

**\$214,900**

1 Bedroom, 1.00 Bathroom, 647 sqft

Rural on 3.23 Acres

Johnson Park, Rural Lac Ste. Anne County,  
AB

Very private 3.23 ac. acreage located south west of Alberta Beach in Johnson Park subdivision. The property is serviced with power, natural gas, has drilled well and septic tank discharging in the field. 650 Sq ft modular home open concept style with 1 bedroom, full bathroom and reverse osmosis water system. All appliances present. The existing furniture can stay if required. Newer shingles on all buildings. Single detached garage, storage shed and sunroom. 2 sea-cans 40' x 8' with 13 ft wide covered workshop space in-between heated with wood stove . Land is mostly treed with some cleared area. 1 1/2 miles south of paved Highway 633, 5 min to Alberta Beach and only 40 min to Edmonton. Reserve park area to the west and farmer's land to the north meaning only 1 neighbor hidden beyond hill to the east. Johnson Park subdivision is located 1 km south of intersection of Range Road 35 and Township Road 542. Property SOLD "AS IS,WHERE IS "

Built in 1984

### **Essential Information**

MLS® #	E4441404
Price	\$214,900
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	647
Acres	3.23
Year Built	1984
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	19 54104 Rr 35
Area	Rural Lac Ste. Anne County
Subdivision	Johnson Park
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A1

### **Amenities**

Features	Deck, Detectors Smoke, Fire Pit, No Smoking Home, Workshop
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees
Construction	Wood
Foundation	See Remarks

### **Additional Information**

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

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Listing information last updated on June 18th, 2025 at 3:17am MDT