

## **\$369,000 - 8125 Hwy 18, Rural Lac Ste. Anne County**

MLS® #E4445994

**\$369,000**

4 Bedroom, 2.00 Bathroom, 2,056 sqft

Rural on 4.91 Acres

None, Rural Lac Ste. Anne County, AB

Welcoming, picturesque acreage just off the pavement only minutes from Mayerthorpe. Generational love and care throughout have kept this classic home & yard in excellent condition. Country style covered deck, vaulted family room and manicured garden compliment the welcoming atmosphere. Periodic modern renovations/updates. 4 bed, 2 bath, plenty of living & storage space. Plumbing/wiring was updated during major reno/addition in the 80s. Cozy wood stove heat. Emergency generator connection at the pole. Shop & yard was set up as commercial heavy duty mechanic, lift and compressor are included. Parking spaces heavily gravelled, no ruts or soft spots. Additional storage/business options in double wide heated trailer with addition, was previously sewing shop. Various outbuildings will never leave you short of storage. Vinyl siding/vapour barrier on house 5 yrs ago. Newer shingles on shop/house. Septic tank just emptied. Yes the john deere lawnmower AND tractor with loader both run & are included, with manuals!

Built in 1940

### **Essential Information**

MLS® # E4445994

Price \$369,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,056
Acres	4.91
Year Built	1940
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	8125 Hwy 18
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1N0

### Amenities

Features	Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Vinyl Windows, Workshop, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Landscaped, Level Land, Private Setting, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter, Wood

### Additional Information

Date Listed July 4th, 2025

Days on Market 2

Zoning Zone 70

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Listing information last updated on July 5th, 2025 at 10:47pm MDT