

# **\$649,900 - 8115 Township Road 574, Rural Lac Ste. Anne County**

MLS® #E4447764

**\$649,900**

4 Bedroom, 3.50 Bathroom, 2,944 sqft

Rural on 159.45 Acres

None, Rural Lac Ste. Anne County, AB

Custom built in 1981, this 2-storey w/ double (18'x22') attached & heated garage & heated, 30'x48' Shop resides on 159.45 subdividable acres overlooking the Paddle River. Approximately 72 acres of income-producing land. Beautiful foyer has vaulted, cedar-lined ceiling w/ skylight that extends into the living room & welcomes you with a view of the grand, curved stairway. Bright main floor: sunken living room w/ wood f/p, 2 dining areas, kitchen, family room, laundry & 2-pc bath. Dual staircases to the walk-out basement, offering a recreation room, flex room, bedroom, 3-pc bath & hobby room (5th bedroom?). Upstairs: 4-pc jacuzzi bath, 3 bedrooms including the primary w/ 4-pc ensuite, walk-in closet, den & upper balcony. Upgrades: shingles, siding, vinyl flooring, paint, 95% HIGH EFFICIENCY BOILER, 50-gallon HOT WATER TANK & PRESSURE TANK. Solidly re-enforced, west facing deck. Secure yard: 4 metal gates & new page wire perimeter/predator fencing. Drilled well w/ soft water. Minutes from Mayerthorpe!

Built in 1981

## **Essential Information**

MLS® #

E4447764



Price	\$649,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,944
Acres	159.45
Year Built	1981
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8115 Township Road 574
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, Exterior Walls- 2"x6", Skylight, Vaulted Ceiling, Walkout Basement
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### Interior

Interior Features	ensuite bathroom
Heating	Baseboard, See Remarks, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Creek, Hillside, Private Setting, Recreation Use, River Valley View, River View, Rolling Land, See Remarks, Partially Fenced
Construction	Wood
Foundation	See Remarks

**Additional Information**

Date Listed                July 15th, 2025  
Days on Market        2  
Zoning                    Zone 70

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