

# **\$480,000 - 515 54411 Rge Rd 40, Rural Lac Ste. Anne County**

---

MLS® #E4454565

**\$480,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 15.50 Acres

None, Rural Lac Ste. Anne County, AB

NOT OFTEN DOES A PROPERTY LIKE THIS COME ALONG!! 40 MINUTES WEST OF EDMONTON ON THE SOUTH SHORE OF LAC STE ANNE IS WHERE YOU WILL FIND THIS 15.5 ACRE WATERFRONT PROPERTY WITH RIPARIAN RIGHTS. YOU GET 625 FEET OF SHORELINE TO ENJOY ALL ON YOUR OWN AND THE PROPERTY IS TREED FOR PRIVACY. BUILD YOUR WATERFRONT DREAM COMPOUND OR PERHAPS THE COUNTY MAY ALLOW OTHER TYPES OF PERSONAL OR BUSINESS OPPORTUNITIES. THERE ARE OTHER ATTACHED LOTS FOR SALE AS WELL. PLEASE CHECK THE PHOTOS FOR THE LOT SIZES THAT ARE AVAILABLE. IMAGINE THE POSSIBILITIES ON THIS GEM. POWER AND GAS AT PROPERTY LINE.

Built in 1960

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4454565  |
| Price      | \$480,000 |
| Bathrooms  | 0.00      |
| Acres      | 15.50     |
| Year Built | 1960      |



|          |                 |
|----------|-----------------|
| Type     | Rural           |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 515 54411 Rge Rd 40        |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | None                       |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0A0                    |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Boating, Flat Site, Lake Access Property, Lake View, Private Setting, Schools, Shopping Nearby, Treed Lot, Waterfront Property |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 60                |
| Zoning         | Zone 70           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 24th, 2025 at 5:17am MDT