

Courtesy Of Caralee Krupa Of Real Broker

# **\$339,900 - 83 Cougar Street, Rural Lac Ste. Anne County**

MLS® #E4455043

**\$339,900**

2 Bedroom, 1.00 Bathroom, 565 sqft

Rural on 0.28 Acres

Sunnyside Estate, Rural Lac Ste. Anne County, AB

**WATERFRONT PROPERTY!!** This four-season cabin is ideally located less than an hour from Edmonton with convenient access via Highway 16. Tucked away on a quiet, no-exit street, this rare lakefront property offers everything youâ€™ve been searching for! The two-level, two-bedroom, 1 bathroom cabin is fully serviced with a well, holding tank, and all utilities making it perfectly suited for year-round living or weekend retreats. Your walk-out basement leads directly to the waterâ€™s edge providing unobstructed access and endless opportunities to enjoy lake life. Inside, you'll see the beautiful wooden ceiling and large windows that frame beautiful lake views and stunning sunsets. Outside, youâ€™ll find a lakeside gazebo and a unique concrete block boathouse offering secure storage (with the option to heat thanks to a secondary gas line on the property!). Whether youâ€™re dreaming of a relaxing getaway, a place to create lasting family memories, or your year-round oasis to retire to... this property is it!

Built in 1967

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4455043               |
| Price          | \$339,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 565                    |
| Acres          | 0.28                   |
| Year Built     | 1967                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 83 Cougar Street           |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Sunnyside Estate           |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0L0                    |

### Amenities

|          |                                                                                                          |
|----------|----------------------------------------------------------------------------------------------------------|
| Features | Deck, Fire Pit, Gazebo, Lake Privileges, Patio, Vaulted Ceiling, Walkout Basement, Workshop, See Remarks |
|----------|----------------------------------------------------------------------------------------------------------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                        |
| Exterior Features | Boating, Golf Nearby, Lake Access Property, Lake View, No Through Road, Waterfront Property |
| Construction      | Wood                                                                                        |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

Date Listed August 28th, 2025

Days on Market 6

Zoning Zone 75

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 September 3rd, 2025 at 6:17pm MDT