

# **\$425,000 - 4 54222 Rge Road 25, Rural Lac Ste. Anne County**

---

MLS® #E4462218

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,415 sqft  
Rural on 3.43 Acres

Ste Anne Park, Rural Lac Ste. Anne County,  
AB

What an incredible opportunity for a FIRST TIME ACREAGE BUYER! It works within budget!! (yay!) and it's not junk!! just 20 mins northwest of Stony Plain, almost all hwy, you get 3.4 acres of BEAUTIFUL ROLLING HILLS and trees trees trees!! The kids sledding hill awaits! You can watch from the kitchen out the back window! Will it need some work inside? Yup! BUT Does it have the hard goods locked in? ohhh yes...A fully functioning well, septic tank and field, updated windows and shingles. GOOD TO GO. This is a LARGE bilevel too.. 1400 sq ft up AND down. 2+1 Beds, 2 baths, 2 Living rooms, and SO SO MUCH POTENTIALLLL. Redone basement bathroom w a large jet tub, large bsmnt family room and one more bedroom! When you're done with this you'll have an over 2800 sq ft family home on 3.4 acres! Great investment. Highlights incl MASSIVE VAULTED bonus room, covered 3 season deck, corner gas fireplace, beautiful basement bathroom. Come take a look, fall in love with the property and see if it's for you!

Built in 1986

## **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4462218               |
| Price          | \$425,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,415                  |
| Acres          | 3.43                   |
| Year Built     | 1986                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 4 54222 Rge Road 25        |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Ste Anne Park              |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0A0                    |

### **Amenities**

|          |                                                        |
|----------|--------------------------------------------------------|
| Features | Deck, Vaulted Ceiling, Vinyl Windows, Walkout Basement |
|----------|--------------------------------------------------------|

### **Interior**

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

### **Exterior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood                                        |
| Exterior Features | Fruit Trees/Shrubs, Rolling Land, Treed Lot |
| Construction      | Wood                                        |
| Foundation        | Concrete Perimeter                          |

### **Additional Information**

Date Listed            October 15th, 2025

Days on Market      7

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 22nd, 2025 at 6:02am MDT