

# \$235,000 - 149 3510 Ste. Anne Trail, Rural Lac Ste. Anne County

MLS® #E4444279

**\$235,000**

3 Bedroom, 2.00 Bathroom, 1,207 sqft

Rural on 0.50 Acres

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

Live at the lake! Manufactured home is located on 0.5 acres on Lac St. Anne. Enjoy paddle boarding, canoeing, motorboating in the summer and in the winter take in some ice fishing or enjoy the groomed snowmobile trails on and around the lake. Just a 5 min drive to Alberta Beach where you can take in the legendary Sno Mo days in February, or Polynesian days in the summer there is fun for all ages! This 1200 sf home has 3 beds and 2 baths with a dreamy ensuite with soaker tub! Open concept kitchen and living is functional for a family and with some love and personality it can be your dreamy lake house. The property comes with a C-can and fencing materials to build a chain link fence. Room to build a future garage too!

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444279  |
| Price          | \$235,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,207     |



|            |                        |
|------------|------------------------|
| Acres      | 0.50                   |
| Year Built | 2007                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 149 3510 Ste. Anne Trail   |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Lac Ste Anne               |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0A0                    |

### Amenities

|          |                                                             |
|----------|-------------------------------------------------------------|
| Features | Deck, Exterior Walls- 2"x6", Vaulted Ceiling, Vinyl Windows |
|----------|-------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Modular                                           |
| Exterior Features | Boating, Flat Site, Not Fenced, Playground Nearby |
| Construction      | Modular                                           |
| Foundation        | Block                                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 49              |
| Zoning         | Zone 71         |

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