

# **\$450,000 - 24, 55022 Ste. Anne Trail, Rural Lac Ste. Anne County**

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MLS® #E4459316

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,511 sqft  
Rural on 0.21 Acres

None, Rural Lac Ste. Anne County, AB

Completely redone and brand new inside and out!! Fantastic 3 bed 2 bath cottage or full time home for you and your family to enjoy. Large open main floor which is host to the kitchen/living area and features a spiral staircase leading to the wide open bonus room all with lake views! Primary bedroom with ensuite, 2 more bedrooms, 3 piece bathroom and laundry closet all on the main floor. Family room with lake views and vaulted ceiling along with garden door to deck are also on the main floor. Located waterfront in Gunn along the NE shore of Lac Ste Anne this can be your family destination or use as vacation rental. Vinyl plank flooring, triple glazed windows, composite siding, brand new electrical/mechanical, on demand hot water, municipal sewer and 3300 gallon cistern add to this gem. Some photos are virtually staged. Complete the yard, add a fence, the lot awaits your vision.

Built in 1993

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4459316  |
| Price     | \$450,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,511                  |
| Acres          | 0.21                   |
| Year Built     | 1993                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 24, 55022 Ste. Anne Trail  |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | None                       |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1A1                    |

### Amenities

|          |                                       |
|----------|---------------------------------------|
| Features | Deck, No Animal Home, No Smoking Home |
|----------|---------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood                                                                           |
| Exterior Features | Boating, Lake Access Property, Lake View, Shopping Nearby, Waterfront Property |
| Construction      | Wood                                                                           |
| Foundation        | Concrete Perimeter, Piling                                                     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 33                   |
| Zoning         | Zone 70              |

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Listing information last updated on October 27th, 2025 at 12:02am MDT