

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

# **\$995,000 - 31 55101 Ste. Anne Trail, Rural Lac Ste. Anne County**

MLS® #E4417506

**\$995,000**

3 Bedroom, 2.50 Bathroom, 3,061 sqft

Rural on 0.20 Acres

Estates At Waters Edge, Rural Lac Ste. Anne County, AB

LAKEFRONT ON THE LARGEST LOT IN THE COMMUNITY, FEATURING 3 BEDS UPSTAIRS + BONUS ROOM, TRIPLE ATTACHED GARAGE & 76 FEET OF WATERFRONT! Welcome to the Estates at Waters Edge, with year around gated living & amenities such as a community dock with private slips, pool, gym & community centre. This home is a must see, you will fall in love with the finishings, beautiful hardwood, over sized windows & views of the lake from almost every room. The kitchen features upgraded s.s. appliances, granite counters, walk through pantry & an abundance of cabinetry. The living room & dining areas focus on bringing that outside in with easy access to the 2 tiered deck & large yard with mature landscaping. Upstairs you will find the laundry room, large bonus room (could be a 4th bed easily) & 3 more beds. The primary bed has a fireplace, its own balcony, gorgeous en suite with air jetted tub & walk-in closet. Extras include: Finished garage with heat, floor coating & 2-240V circuits. A/C & net zero 7.65kw Solar System!

Built in 2015

## **Essential Information**



MLS® #	E4417506
Price	\$995,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,061
Acres	0.20
Year Built	2015
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	31 55101 Ste. Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	Estates At Waters Edge
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A1

### Amenities

Features	Ceiling 9 ft.
Parking Spaces	6

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Partial, See Remarks

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Beach Access, Boating, Flat Site, Gated Community, Golf Nearby, Lake Access Property, Lake View,

Landscaped, Park/Reserve, Playground Nearby, Schools, Waterfront  
Property

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed January 9th, 2025

Days on Market 115

Zoning Zone 71

Condo Fee \$235

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