

\$824,900 - 11 2306 Twp Road 540, Rural Lac Ste. Anne County

MLS® #E4419666

\$824,900

3 Bedroom, 2.00 Bathroom, 1,804 sqft

Rural on 5.96 Acres

Heather Downs, Rural Lac Ste. Anne County, AB

Rare Opportunity on 5.96 Acres! This unique property features 3,000 thriving Haskap shrubs and a separate 750 sq ft AHS-certified commercial kitchen, perfect for processing berries—or let your imagination run wild with other ventures. The spacious +1800 sq ft modular bungalow offers 3 bedrooms and 2 baths. A bright open-concept living/dining/kitchen area boasts solid maple cabinets, stainless steel appliances, a farmhouse sink, and an Italian commercial-grade gas stove with a full-height backsplash. The primary suite includes a walk-in closet and a luxurious 5-piece ensuite. On the opposite wing, you'll find a den, 2 large bedrooms, a 4-piece bath, pantry, and mudroom. The property also includes a 40' x 42' garage/workshop, and it's fenced and cross-fenced for horses and other animals. Out building include a horse shelter. Conveniently located just minutes from HWY 16 and access to the Lac Ste. Anne trail system just 2 kms west, this acreage is bursting with potential!

Built in 2010

Essential Information



| | |
|----------------|------------------------|
| MLS® # | E4419666 |
| Price | \$824,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,804 |
| Acres | 5.96 |
| Year Built | 2010 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 11 2306 Twp Road 540 |
| Area | Rural Lac Ste. Anne County |
| Subdivision | Heather Downs |
| City | Rural Lac Ste. Anne County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 1V0 |

Amenities

| | |
|----------------|---|
| Features | Air Conditioner, Deck, No Smoking Home, Vinyl Windows |
| Parking Spaces | 10 |

Interior

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

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior | Wood |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs |
| Construction | Wood |
| Foundation | Piling |

Additional Information

Date Listed January 30th, 2025
Days on Market 95
Zoning Zone 70

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