

Courtesy Of Kimberly A Benson Of Century 21 Leading

\$649,000 - 55122 Range Road 13, Rural Lac Ste. Anne County

MLS® #E4429228

\$649,000

6 Bedroom, 2.50 Bathroom, 1,508 sqft
Rural on 31.78 Acres

None, Rural Lac Ste. Anne County, AB

Gain some low-effort sweat equity in this one-of-a-kind acreage just 5 minutes to Onoway and only 12 to Stony Plain! Fully fenced and cross-fenced 31.78 acres with valuable Highway 37 frontage. AG1 zoning with many discretionary uses for a home business. Put your cosmetic finishing touches on this sprawling 6 bedroom, 2 1/2 bath bungalow with a mostly finished basement with roughed-in bathroom and in-floor heating. Newer basement windows meet egress. BIG TICKET ITEMS UPDATED! New water boiler & hot water tank, pressure tank 2020. New well 2017, metal roof 2011. Reverse osmosis water system, central vac, main floor laundry. Garage converted to bonus room/business lobby. HUGE HANDYMAN'S DREAM SHOP! 40'x60', concrete floors, 12' ceilings, 10'x14' overhead door. 220v power. Fire retardant insulation with radiant overhead heat. Roughed in for in-floor heating! Livestock waterer, vegetable garden plot, concrete firepit pad at front, as well as treed area with campsite setup and crusher cone firepit.

Built in 1992

Essential Information

MLS® # E4429228



Price	\$649,000
Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,508
Acres	31.78
Year Built	1992
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	55122 Range Road 13
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

Amenities

Features	Deck, Exterior Walls- 2"x6", Fire Pit, Hot Water Instant, Parking-Visitor, R.V. Storage, Vinyl Windows, See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas, Water
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Corner Lot, Cross Fenced, Fenced, Recreation Use, Schools, Shopping Nearby, Vegetable Garden
Construction	Wood
Foundation	Preserved Wood

Additional Information

Date Listed April 4th, 2025
Days on Market 94
Zoning Zone 70

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Listing information last updated on July 7th, 2025 at 7:02am MDT