\$625,000 - 11 2306 Twp Road 540, Rural Lac Ste. Anne County

MLS® #E4445896

\$625,000

3 Bedroom, 2.00 Bathroom, 1,804 sqft Rural on 5.96 Acres

Heather Downs, Rural Lac Ste. Anne County, AB

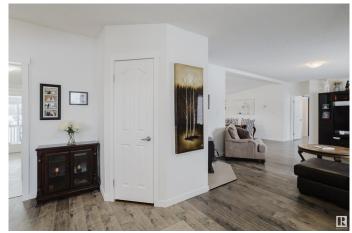
Come and fall in love with this 5.96 Acre lot! Located in the community of Heather Downs you will find this spacious 1800+sq ft modular bungalow (single level) that offers 3 bedrooms and 2 baths. A bright open-concept living/dining/kitchen area boasts solid maple cabinets, stainless steel appliances, a farmhouse sink, and an Italian commercial-grade gas stove with a full-height backsplash and a wood burning stove. 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® # E4445896 Price \$625,000







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 Prefab

Exterior Features Fenced, Flat Site, Fruit Trees/Shrubs

Construction Prefab
Foundation Piling

Additional Information

Date Listed July 4th, 2025

Days on Market

Zoning Zone 70

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Listing information last updated on July 5th, 2025 at 10:17pm MDT