

## **\$489,000 - 6822 50 Avenue, Rural Lac Ste. Anne County**

MLS® #E4452674

**\$489,000**

2 Bedroom, 1.00 Bathroom, 1,196 sqft

Rural on 0.20 Acres

Alberta Beach, Rural Lac Ste. Anne County,  
AB

UPGRADED CEDAR VAULTED CEILING  
1200 SQ/Ft 2 BEDROOM BUNGALOW YOU  
CAN ENJOY YEAR ROUND! AMAZING  
WATERFRONT VIEWS. OPEN CONCEPT  
LIVING ROOM WITH AN AMAZING STONE  
WALL WOOD BURNING FIREPLACE,  
DINING ROOM, WITH PATIO DOORS TO A  
NEWER DECK. LAMINATE FLOORING  
THROUGH OUT. 4 PCE BATHROOM WITH  
JACUZZI TUB! FENCED YARD, WITH  
LARGE STORAGE SHED, AND PLENTY OF  
PARKING ROOM TO PARK AN RV.  
UPGRADES INCLUDE NEW WINDOWS,  
NEW SIDING, NEW METAL ROOF, AND  
NEW BATHROOM. NEW HOT WATER  
SYSTEM. LOCATED AT THE VERY END OF  
THE QUIET COMMUNITY OF VAL QUENTIN,  
OFF THE SHORES OF LAC STE ANNE, AND  
DIRECTLY BESIDE IS MUNICIPAL  
RESERVE FOR ADDED PRIVACY. THE  
DOCK IS INCLUDED. AMAZING SUNSETS  
AND BACK YARD FIRE PITS AWAITS AT  
YOUR HOME AT THE LAKE! GOLF NEARBY,  
SCHOOL IS SUPER CLOSE TO GAS  
STATION, GROCERY STORE, LIBRARY  
DRUG STORE, BANK, PUB AND MUCH  
MORE! 40 MINUTES TO WEST EDMONTON,  
CLOSER TO STONY PLAIN AND SPRUCE  
GROVE AND SUPER CLOSE TO ONOWAY.  
YOU WILL LOVE THE SANDY BEACHES AT  
ALBERTA BEACH!!



Built in 1975

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452674               |
| Price          | \$489,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,196                  |
| Acres          | 0.20                   |
| Year Built     | 1975                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 6822 50 Avenue             |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Alberta Beach              |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0A0                    |

**Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Features       | Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling |
| Parking Spaces | 4                                                       |

**Interior**

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Partial, Unfinished       |

**Exterior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood                                                           |
| Exterior Features | Beach Access, Environmental Reserve, Fenced, Golf Nearby, Lake |

Access Property, Lake View, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby, Waterfront Property

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 13th, 2025

Days on Market 94

Zoning Zone 71

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