

# **\$1,650,000 - 54215 Range Road 13, Rural Lac Ste. Anne County**

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MLS® #E4454693

**\$1,650,000**

5 Bedroom, 3.50 Bathroom, 1,902 sqft

Rural on 10.00 Acres

None, Rural Lac Ste. Anne County, AB

10 ACRES OUT OF SUBDIVISION. MASSIVE FULLY FINISHED EXECUTIVE BUNGALOW WITH 2 SHOPS ON A TREED AND PRIVATE LOT! WELCOME TO 54215 RANGE ROAD 13. THIS INCREDIBLE PROPERTY IS LOCATED MINUTES FROM SPRUCE GROVE AND STONY PLAIN. THE HOME HAS ALMOST 4,000 SQ FT OF CUSTOM LIVING SPACE, 5 BEDROOMS, A FINISHED BASEMENT, AND A 1,500 SQ FT ATTACHED HEATED QUAD GARAGE. THE OPEN KITCHEN HAS SOFT CLOSE CABINETRY, QUARTZ COUNTERS, SOFT-PEARL VINYL FLOORS, WATERED ISLAND, TILE BACKSPLASH, AND A CORNER PANTRY. DINING NOOK IS OPEN WITH EXTERIOR COVERED DECK ACCESS. LIVING ROOM HAS A WALL MOUNT FIREPLACE (STONE SURROUND). PRIMARY BEDROOM IS KING-SIZED WITH OVER-SIZED WALK-IN CLOSET. ENSUITE HAS DOUBLE SINKS AND A DOUBLE SHOWER. HOME HAS 2 ADDITIONAL MAIN FLOOR BEDROOMS AND 2 BATHS WITH OVERSIZED MAIN FLOOR LAUNDRY. BASEMENT HAS AN ENTERTAINMENT ROOM, WET BAR, BATHROOM, 2 BEDS, AND STORAGE. THE 1ST SHOP IS 40X40 WITH 14 FOOT CEILINGS (HEATED). SHOP 2 IS 30X40 (HEATED). PROPERTY HAS A DRILLED



WELL AND AC.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4454693               |
| Price          | \$1,650,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,902                  |
| Acres          | 10.00                  |
| Year Built     | 2025                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 54215 Range Road 13        |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | None                       |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1V2                    |

**Amenities**

|          |                                                                                                                                                                             |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows, HRV System |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Interior**

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

Basement                      Full, Finished

**Exterior**

Exterior                      Wood

Exterior Features      Corner Lot, Flat Site, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Not Fenced, Private Setting, Rolling Land, Schools, Shopping Nearby

Construction              Wood

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                August 26th, 2025

Days on Market        24

Zoning                      Zone 70

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Listing information last updated on September 19th, 2025 at 12:02am MDT