

# **\$749,000 - 1308 Twp Road 552, Rural Lac Ste. Anne County**

MLS® #E4455685

**\$749,000**

4 Bedroom, 4.00 Bathroom, 2,697 sqft  
Rural on 15.98 Acres

None, Rural Lac Ste. Anne County, AB

You're going to fall in love with this unique MULTI-GENERATIONAL HOMESTEAD! 2 HOMES and a TRUCKER'S DREAM SHOP on 11.98 acres, + another separately titled 4 acres that is fully fenced and mostly treed. Bright and open 2 bedroom 2005 mobile home with a desirable layout and a 4-piece ensuite bathroom. Large deck and a drilled well with septic tank & field. Gigantic 100' x 52' shop with 16ft overhead door. Fire-retardant insulation, radiant heat, 220v service. Office area with living area, kitchenette and 3 pc bathroom. Original and sturdy 2 bedroom home tucked away on the opposite side of the property is originally from 1940, but all of the big ticket upgrades appear to be completed. Functional layout with a cozy wood burning stove, and a mostly finished basement. Another drilled well, with a straight discharge septic system. Double detached garage, barn and corral for horses. Fenced in dog run.

Built in 2005

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4455685  |
| Price     | \$749,000 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 2,697                  |
| Acres          | 15.98                  |
| Year Built     | 2005                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1308 Twp Road 552          |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | None                       |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1V0                    |

### Amenities

|          |                                                                                                                                                               |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features | Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Front Porch, R.V. Storage, Vaulted Ceiling, Vinyl Windows, Wall Unit-Built-In, See Remarks |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | See Remarks                                                                                                   |
| Exterior Features | Backs Onto Park/Trees, Cross Fenced, Fenced, Low Maintenance Landscape, Schools, Shopping Nearby, See Remarks |
| Construction      | See Remarks                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                            |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 2nd, 2025 |
|-------------|---------------------|

Days on Market 16

Zoning Zone 91

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Listing information last updated on September 17th, 2025 at 10:47pm MDT