

## \$140,000 - 839 8 Street, Rural Lac Ste. Anne County

MLS® #E4442012

**\$140,000**

4 Bedroom, 1.00 Bathroom, 1,109 sqft

Rural on 0.20 Acres

Ross Haven, Rural Lac Ste. Anne County, AB

Looking for a classic summer cabin with character and potential? This 2-storey, 4-bedroom cottage in the sought-after Summer Village of Ross Haven might be just the place. It needs work—but with some updates and TLC, it could become the ultimate family getaway. The home features a spacious family room with a wood-burning fireplace, a functional kitchen, and a large front deck right across from the playground and ball diamond—ideal for making summer memories. The lot offers mature trees, open green space for kids to play, and room to park an RV for guests. Inside you'll find a 4-piece bathroom, holding tank, indoor cistern storage, and an electric hot water tank—everything you need for seasonal living. Just a 5-minute walk to the lake and you're in the water. A solid opportunity for the savvy lake buyer willing to roll up their sleeves.

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442012  |
| Price          | \$140,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,109     |



|            |                        |
|------------|------------------------|
| Acres      | 0.20                   |
| Year Built | 1980                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 839 8 Street               |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Ross Haven                 |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0A 1A0                    |

### Amenities

|          |                              |
|----------|------------------------------|
| Features | Front Porch, Lake Privileges |
|----------|------------------------------|

### Interior

|              |                   |
|--------------|-------------------|
| Heating      | See Remarks, Wood |
| Stories      | 2                 |
| Has Basement | Yes               |
| Basement     | None, No Basement |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior          | Block                                                 |
| Exterior Features | Beach Access, Lake Access Property, Playground Nearby |
| Construction      | Block                                                 |
| Foundation        | Piling                                                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 103             |
| Zoning         | Zone 71         |

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