

# **\$519,900 - 327 55101 Ste. Anne Trail, Rural Lac Ste. Anne County**

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MLS® #E4447534

**\$519,900**

3 Bedroom, 2.00 Bathroom, 1,478 sqft  
Rural on 0.19 Acres

Estates At Waters Edge, Rural Lac Ste. Anne County, AB

**FORMER SHOWHOME - ORIGINAL OWNER!**

Spacious, 1,478 sq ft, 3 Bdrm, 2 Bath  
BUNGALOW is situated BESIDE GREEN SPACE. Residence is fully Landscaped w/ 2 Covered Decks, SOUTH FACING YARD, Firepit area, Gas BBQ Line + apple trees & saskatoon bushes. Bonus: Pantry, Stainless Steel Appliances, Large KITCHEN ISLAND, GAS FIREPLACE, HOT WATER ON DEMAND, Central Vac & Laundry Room w/ Sink. Plenty of parking - o/s driveway + HEATED GARAGE (21'1" x 26'11"; 508 sq ft) - large enough to store a 17' Boat! Spend the summer at the Lake or enjoy RESORT STYLE LIVING YEAR ROUND. GATED COMMUNITY is on MUNICIPAL WATER & SEWER & features Trails, Heated Outdoor Pool, Marina & Boat Launch, Clubhouse, Playground, Beachfront Park, Fitness Centre, Community Firepit & Seasonal Skating Rink. Walking distance to service station, groceries & dining. Numerous Golf courses nearby. Quick commute to Alberta Beach or Stony Plain. Only 52 minutes drive to Rogers Place / Downtown Edmonton. Pride of Ownership throughout - immaculate condition!

Built in 2013



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4447534               |
| Price          | \$519,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,478                  |
| Acres          | 0.19                   |
| Year Built     | 2013                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 327 55101 Ste. Anne Trail  |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Estates At Waters Edge     |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1A0                    |

## Amenities

|          |                                                                                                 |
|----------|-------------------------------------------------------------------------------------------------|
| Features | Club House, Deck, Exercise Room, Front Porch, Hot Water Tankless, No Smoking Home, Pool-Outdoor |
|----------|-------------------------------------------------------------------------------------------------|

## Interior

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

## Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                              |
| Exterior Features | Beach Access, Boating, Corner Lot, Environmental Reserve, Fruit Trees/Shrubs, Gated Community, Golf Nearby, Lake Access Property, |

Lake View, Landscaped, Park/Reserve, Picnic Area, Playground Nearby

Construction Wood

Foundation Concrete Perimeter

### Additional Information

Date Listed July 13th, 2025

Days on Market 69

Zoning Zone 71

HOA Fees 236.23

HOA Fees Freq. Monthly

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Listing information last updated on September 20th, 2025 at 4:02am MDT