

Courtesy Of Joel P Teeling And Travis Kuhn Of MaxWell Polaris

# **\$549,990 - 422 55109 Hwy 777, Rural Lac Ste. Anne County**

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MLS® #E4447844

**\$549,990**

3 Bedroom, 2.00 Bathroom, 1,568 sqft

Rural on 2.87 Acres

Sturgeon Heights\_CLSA, Rural Lac Ste. Anne County, AB

ALL ROADS LEAD TO SERENITY! This beautiful property is ideal for those who crave the peaceful rural lifestyle, while still desiring proximity to services. Enjoy PAVEMENT all the way to your driveway! Upon pulling up to the property, you will appreciate the expansive front yard, timeless curb appeal & ideal blend of open space & trees. This home was lovingly crafted by Northplex & features over 1568 of thoughtfully designed living space. With soaring vaulted ceilings, endless natural light & a layout conducive to all lifestyles, you'll love coming home! The MASSIVE kitchen has pleasing appointments, stainless steel appliances & more counter space than you'll know what to do with. 3 spacious bedrooms & 2 full bathrooms provide you with all the space you'll need. Enjoy the comfort of MAIN FLOOR LAUNDRY! Outside, there is plenty of space for the green thumb, a gigantic wrap-around deck & quick access to the 36x28 HEATED GARAGE! A quick drive & you'll be in Onoway, St Albert, Spruce Grove, Stony Plain or YEG!

Built in 2015

## **Essential Information**

MLS® #                      E4447844



|                |                        |
|----------------|------------------------|
| Price          | \$549,990              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,568                  |
| Acres          | 2.87                   |
| Year Built     | 2015                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 422 55109 Hwy 777          |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Sturgeon Heights_CLSA      |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1V0                    |

### Amenities

|          |                                                        |
|----------|--------------------------------------------------------|
| Features | Deck, No Animal Home, No Smoking Home, Vaulted Ceiling |
|----------|--------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Prefab                                                                                    |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Private Setting, Rolling Land, Schools, Shopping Nearby |
| Construction      | Prefab                                                                                    |
| Foundation        | Insulated Concrete Form                                                                   |

### Additional Information

Date Listed July 15th, 2025

Days on Market 37

Zoning Zone 70

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Listing information last updated on August 21st, 2025 at 8:02am MDT