

Courtesy Of Donna R McHale Of RE/MAX Edge Realty

# **\$549,900 - 3215 Twp Rd 574, Rural Lac Ste. Anne County**

---

MLS® #E4433464

**\$549,900**

4 Bedroom, 2.00 Bathroom, 904 sqft

Rural on 0.31 Acres

Mortenson Beach, Rural Lac Ste. Anne County, AB

East facing 4-season lakefront property - perfect property to live in year round or enjoy for getaways any time of the year! This home has a huge front deck (new built with vinyl floor & no maintenance rails) & massive windows overlooking the lake. The upper level has a large L-shaped family room to enjoy the views plus laundry closet, 2 bedrooms & a 3 pc bathroom. The lower WALK-OUT level is where you find a great sized kitchen, eating area, living room & 2 more bedrooms & a 3 pc bathroom. In-floor heating on this level ensures that you will stay cozy in the cooler time of the year. A screened in 3 season porch gives you refuge when you need it. Newer roof (2021) and vinyl exterior. The lot slopes down to the lake with newer retaining walls & plenty of perennials and the lake front has 2 large sheds for storage of boating and patio equipment. Two other large sheds at the driveway as well and a gated entrance. The dead end road means less traffic throughout the year. Make lake living a reality!

Built in 2000

## **Essential Information**

MLS® #                      E4433464



Price	\$549,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	904
Acres	0.31
Year Built	2000
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Split
Status	Active

### Community Information

Address	3215 Twp Rd 574
Area	Rural Lac Ste. Anne County
Subdivision	Mortenson Beach
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### Amenities

Features	Deck, Exterior Walls- 2"x6", Low Flw/Dual Flush Toilet, No Smoking Home, Sunroom, Vaulted Ceiling, Vinyl Windows, Walkout Basement
----------	--

### Interior

Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Boating, Fruit Trees/Shrubs, Lake Access Property, Lake View, Landscaped, Sloping Lot, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 30th, 2025

Days on Market 25

Zoning Zone 72

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 25th, 2025 at 3:17am MDT