

# \$460,000 - 56208 Rr 81, Rural Lac Ste. Anne County

MLS® #A2231487

**\$460,000**

4 Bedroom, 2.00 Bathroom, 1,219 sqft

Residential on 15.02 Acres

NONE, Rural Lac Ste. Anne County, Alberta

Welcome to this beautifully renovated 5-bedroom, 2-bathroom home situated on 15.02 acres of tranquil countryside. Renovated top to bottom in 2017, this home is move-in ready with upgrades including new flooring, bathrooms, kitchen, doors, windows, and more.

The heart of the home is a bright and functional kitchen featuring classic white cabinetry and stainless steel appliances, seamlessly connected to a spacious living room filled with natural light. The main level offers three comfortable bedrooms and a large 4-piece bathroom.

The fully finished basement includes a massive family room warmed by a wood stove, two additional bedrooms, a laundry room, and a cold room—perfect for food storage or canning.

Step outside to enjoy the beautifully landscaped yard, complete with a low-maintenance deck and a play center for the kids. This property is a gardener's dream with a large established garden, apple trees, saskatoon berries, raspberries, chokecherries, rhubarb, and even seasonal fiddleheads.

Ideal for hobby farming or animal lovers, the acreage includes:



A double detached garage

A 24' x 80' pole shed

A 40' x 60' shop (built in 2009) with a 16' overhead door and roughed-in in-floor heat

A heated doghouse, two sheep/alpaca pens with shelters, a chicken coop, turkey pen, and fenced horse areas

Whether you're looking for space to grow food, raise animals, or simply enjoy the peace and privacy of rural life, this exceptional property truly offers it all.

Built in 1964

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2231487                         |
| Price          | \$460,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,219                            |
| Acres          | 15.02                            |
| Year Built     | 1964                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 56208 Rr 81                |
| Subdivision | NONE                       |
| City        | Rural Lac Ste. Anne County |
| County      | Lac Ste. Anne County       |
| Province    | Alberta                    |
| Postal Code | T0E 1N0                    |

## Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 6                                             |
| Parking        | Double Garage Detached, Quad or More Detached |
| # of Garages   | 8                                             |

## Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | See Remarks                                |
| Appliances        | Electric Stove, Stove(s), Washer/Dryer     |
| Heating           | Baseboard, Boiler, Forced Air, Natural Gas |
| Cooling           | None                                       |
| Fireplace         | Yes                                        |
| # of Fireplaces   | 1                                          |
| Fireplaces        | Wood Burning Stove                         |
| Has Basement      | Yes                                        |
| Basement          | Finished, Full                             |

## Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                           |
| Lot Description   | Garden, Irregular Lot, Many Trees, No Neighbours Behind, Private, See Remarks, Gentle Sloping, Pasture |
| Roof              | Metal                                                                                                  |
| Construction      | Vinyl Siding                                                                                           |
| Foundation        | Poured Concrete                                                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 46              |
| Zoning         | CRR             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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