

Courtesy Of Micah Pelster and Kyle Duff Of Realty Focus

# \$89,900 - 56310 Rge Road 31, Rural Lac Ste. Anne County

MLS® #E4420131

**\$89,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 4.97 Acres

None, Rural Lac Ste. Anne County, AB

ESCAPE to your own private sanctuary on nearly 5 acres of lush, treed land, offering the perfect balance of tranquility and natural beauty. Located just minutes from Rich Valley and Highway 33, this property is ideally positioned near Lac La Nonne and Majeau Lake, providing endless outdoor recreation opportunities. Only 45 minutes from EDMONTON, 20 minutes to BARRHEAD or GUNN, and 25 minutes to ALBERTA BEACH, you'll enjoy the peace of rural living with easy access to local amenities. There are no services currently available, a gas line utility ROW runs through the property. Whether you're dreaming of building your custom home or simply seeking a peaceful retreat, this rare find offers the perfect canvas. The potential for this property is endless! DON'T MISS OUT on the chance to own a piece of Alberta's stunning landscape.



## Essential Information

MLS® #	E4420131
Price	\$89,900
Bathrooms	0.00
Acres	4.97
Type	Rural

Sub-Type Vacant Lot/Land  
Status Active

### Community Information

Address 56310 Rge Road 31  
Area Rural Lac Ste. Anne County  
Subdivision None  
City Rural Lac Ste. Anne County  
County ALBERTA  
Province AB  
Postal Code T0E 1A0

### Exterior

Exterior Features Backs Onto Park/Trees, Golf Nearby, Schools, See Remarks, Partially Fenced

### Additional Information

Date Listed February 3rd, 2025  
Days on Market 38  
Zoning Zone 70

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 March 13th, 2025 at 7:17am MDT