

# \$475,000 - 28 54104 Rge Road 35, Rural Lac Ste. Anne County

MLS® #E4433770

**\$475,000**

4 Bedroom, 2.00 Bathroom, 1,130 sqft

Rural on 3.02 Acres

Johnson Park, Rural Lac Ste. Anne County, AB

This peaceful 3-acre property is fully set up and move-in ready. Nestled among mature trees, youâ€™ll find a solid 4-bedroom, 2-bathroom home with a warm, open-concept country layout. Enjoy two WETT-certified wood-burning fireplaces, a spacious living room and family room, and a renovated kitchen with upgraded insulation behind the walls. The home is freshly painted throughout and meticulously maintained. Major improvements include a metal roof, an updated septic system, a new gas line brought into the home, and a new water line with a full water treatment system including reverse osmosis at the kitchen tap. The electrical system was recently inspected and updated as needed by a licensed electrician. The lot is cleared and ready for your ideas â€“ animals, gardens, or new outbuildings. Thereâ€™s a double carport with power, and you're just 10 minutes from Wabamun, 7 minutes from Alberta Beach, and 40 minutes to Edmonton. A fantastic rural opportunity in a great location!

Built in 1997

## Essential Information

MLS® # E4433770



Price	\$475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,130
Acres	3.02
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	28 54104 Rge Road 35
Area	Rural Lac Ste. Anne County
Subdivision	Johnson Park
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### Amenities

Features	Closet Organizers, Detectors Smoke, Insulation-Upgraded, R.V. Storage, Natural Gas Stove Hookup
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Partially Landscaped, Stream/Pond, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 1st, 2025

Days on Market 14

Zoning Zone 70

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Listing information last updated on May 15th, 2025 at 2:02am MDT