

Courtesy Of Sherri L Herman Of One Percent Realty

\$824,900 - 11 2306 Twp Road 540, Rural Lac Ste. Anne County

MLS® #E4419666

\$824,900

3 Bedroom, 2.00 Bathroom, 1,804 sqft
Rural on 5.96 Acres

Heather Downs, Rural Lac Ste. Anne County,
AB

Rare Opportunity on 5.96 Acres! This unique property features 3,000 thriving Haskap shrubs and a separate 750 sq ft AHS-certified commercial kitchen, perfect for processing berries—or let your imagination run wild with other ventures. The spacious +1800 sq ft modular bungalow offers 3 bedrooms and 2 baths. A bright open-concept living/dining/kitchen area boasts solid maple cabinets, stainless steel appliances, a farmhouse sink, and an Italian commercial-grade gas stove with a full-height backsplash. The primary suite includes a walk-in closet and a luxurious 5-piece ensuite. On the opposite wing, you'll find a den, 2 large bedrooms, a 4-piece bath, pantry, and mudroom. The property also includes a 40' x 42' garage/workshop, and it's fenced and cross-fenced for horses and other animals. Out building include a horse shelter. Conveniently located just minutes from HWY 16 and access to the Lac Ste. Anne trail system just 2 kms west, this acreage is bursting with potential!



Built in 2010

Essential Information

MLS® #	E4419666
Price	\$824,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,804
Acres	5.96
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11 2306 Twp Road 540
Area	Rural Lac Ste. Anne County
Subdivision	Heather Downs
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

Amenities

Features	Air Conditioner, Deck, No Smoking Home, Vinyl Windows
Parking Spaces	10

Interior

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

Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs
Construction	Wood
Foundation	Piling

Additional Information

Date Listed January 30th, 2025

Days on Market 72

Zoning Zone 70

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Listing information last updated on April 12th, 2025 at 9:17am MDT