

# **\$695,000 - 57123 Rge Road 50, Rural Lac Ste. Anne County**

MLS® #E4430239

**\$695,000**

2 Bedroom, 2.00 Bathroom, 2,721 sqft

Rural on 79.91 Acres

None, Rural Lac Ste. Anne County, AB

Excellent 79 acre equestrian hobby farm now available centrally located in Lac Ste Anne County. Half an hour to Barrhead and only 1 hour to Edmonton. The barn/arena features a 60x72 indoor riding area with 2400sq ft living space located above 6 separate animal stalls and tack/feed rooms. 3 large sliding doors for access from each side. Living space is open concept with spacious high ceilings and features 2 bedrooms/2 bathrooms (1 full en-suite) and spare office. 2 Separate decks providing scenic views of the pastures. HE furnace, 200amp service and brand new flooring! All lines for water system and septic replaced. Building built and engineered for commercial or mixed use if desired. Land fenced with some cross fencing and outdoor riding arena + pens. Balance of land historically used for hay, option to lease south half of quarter if desired. Rolling lands in close proximity to the Pembina River. Secondary cabin has been renovated for additional living space. Endless opportunity with this property!

Built in 2017

## **Essential Information**

MLS® # E4430239

Price \$695,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,721
Acres	79.91
Year Built	2017
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	57123 Rge Road 50
Area	Rural Lac Ste. Anne County
Subdivision	None
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0J0

### Amenities

Features	Greenhouse, Hot Water Electric, Parking-Extra, Vinyl Windows, Wood Windows
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Level Land, Private Setting, See Remarks
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	April 10th, 2025
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Days on Market 9

Zoning Zone Z

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Listing information last updated on April 19th, 2025 at 7:02am MDT