

## \$200,000 - 6002 51 Avenue, Rural Lac Ste. Anne County

MLS® #E4428274

**\$200,000**

2 Bedroom, 1.00 Bathroom, 1,248 sqft

Rural on 0.00 Acres

Val Quentin, Rural Lac Ste. Anne County, AB

### **\*\*INVESTMENT & OPPORTUNITY**

**KNOCKS\*\*** This Corner Lot Fixer Upper located in Val Quentin next to Alberta Beach has the perfect location with Unobstructed Lake Views. Direct Access to the Lake is right across the street!! For the hardworking individual this property could be brought back to life. There is lots to do but with sweat equity and a vision this cute little home could be the perfect lake retreat. Just blocks away is Alberta Beach with several Amenties, Museum, Campground, Beachside Market & of course... the Beach!! Highly sought after lake location due to being only 45mins from St.Albert & Edmonton. You don't want to miss out on this opportunity.

Built in 1984

### **Essential Information**

MLS® #	E4428274
Price	\$200,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,248
Acres	0.00
Year Built	1984
Type	Rural



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6002 51 Avenue
Area	Rural Lac Ste. Anne County
Subdivision	Val Quentin
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

### Amenities

Features	Deck, Hot Water Natural Gas, Vaulted Ceiling, See Remarks
Parking Spaces	4

### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Boating, Corner Lot, Flat Site, Lake Access Property, Lake View, Landscaped, Level Land, Not Fenced, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 31st, 2025
Days on Market	35
Zoning	Zone 71

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Listing information last updated on May 5th, 2025 at 4:32pm MDT