

\$449,900 - 10 Alder Avenue, Rural Lac Ste. Anne County

MLS® #E4432913

\$449,900

2 Bedroom, 1.00 Bathroom, 1,216 sqft

Rural on 0.34 Acres

Silver Sands, Rural Lac Ste. Anne County, AB

This property features a charming original family home along with a newer constructed, oversized double detached garage. The garage includes a heated loft and plenty of storage. Inside the cabin, you'll find a generously sized open-concept great room offering stunning lake views and a striking stone-faced wood-burning fireplace. Direct access to the expansive front deck makes it easy to enjoy the outdoors. The cabin also includes two comfortable bedrooms at the back, a central kitchen equipped with full-sized appliances, there is a four-piece bathroom. Essential services are in place with a drilled well and a tank and field septic system. The modern, fully finished garage is a significant asset, boasting a large loft area that can be customized to your needs, as well as abundant storage space perfect for lake equipment. It also has its own dedicated furnace. The lakefront has been recently remediated to protect against erosion. This 1.5 lot property offers an ideal opportunity for lakefront redevelopment.



Built in 1960

Essential Information

MLS® # E4432913

Price \$449,900

| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,216 |
| Acres | 0.34 |
| Year Built | 1960 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 10 Alder Avenue |
| Area | Rural Lac Ste. Anne County |
| Subdivision | Silver Sands |
| City | Rural Lac Ste. Anne County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 1V0 |

Amenities

| | |
|----------------|-----------------|
| Features | No Smoking Home |
| Parking Spaces | 4 |

Interior

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

Exterior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood |
| Exterior Features | Boating, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Lake View, No Through Road, Playground Nearby, Recreation Use, Waterfront Property |
| Construction | Wood |
| Foundation | Block |

Additional Information

Date Listed April 25th, 2025

Days on Market 11

Zoning Zone 75

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Listing information last updated on May 6th, 2025 at 7:02pm MDT