

# **\$1,400,000 - 3321 Ste. Anne Trail, Rural Lac Ste. Anne County**

MLS® #E4344591

**\$1,400,000**

Bedroom, Bathroom,  
Multi-Family Commercial on 2.23 Acres

Alberta Beach, Rural Lac Ste. Anne County,  
AB

REMARKABLE OPPORTUNITY. Stunning recreation get-a-way on 2.23 acres being sold for Land, Buildings, Improvements. 6 SERVICED CABINS custom built 1X6 rough pine. Cabins 1 to 4 are 416 sq ft, 3 pc baths, electric stove, fridge, nook, Hide-a-bed, 6' X 16' covered deck, gas, satellite. Cabin 5, 880 sq ft, 2 dbl beds, laundry, 4 pc bath, living/dining, nook, fridge, stove, 6' X 20' covered deck. RESTAURANT: 640 sq, pine log finish, PVC commercial floor planking. Seats 20 (w) 24 more seats on 610 sq ft covered veranda (w) infrared heating, 3600 CFM fan, 100 amp service, plumbed for staff bath rm. 1536 sq ft TWO STORY SHOWER BLDG: 1st floor has male & female areas. Each has 4 coin operated stalls (w) 2 baths, 2 sinks. Female area change table. Mechanical Room has 200 amp service, high eff furnace, water softener, 85 gallons hot water tank warms in 3 minutes. 2nd floor has TWO 384 sf ft Contained suites. CAMPGROUND: 16 RV STALLS (w) water, septic, fire pits, 30 amp power, 1 serviced tent stall.

Built in 2003

## **Essential Information**



MLS® #	E4344591
Price	\$1,400,000
Acres	2.23
Year Built	2003
Type	Multi-Family Commercial

### Community Information

Address	3321 Ste. Anne Trail
Area	Lac Ste. Anne
Subdivision	Alberta Beach
City	Rural Lac Ste. Anne County
Province	AB
Postal Code	T0E 0A0

### Amenities

Features	Fenced, Golf Nearby, Level Land, Landscaped, Playground Nearby, Shopping Nearby, Boating, Fruit Trees/Shrubs, Private Setting, Recreation Use, Schools, See Remarks
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### Exterior

Construction	Wood Frame
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### Additional Information

Date Listed	June 6th, 2023
Zoning	HD

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Listing information last updated on May 21st, 2024 at 9:16pm MDT