

## \$425,000 - 316 3 Street, Rural Lac Ste. Anne County

MLS® #E4430896

**\$425,000**

2 Bedroom, 1.00 Bathroom, 775 sqft

Rural on 0.00 Acres

Yellowstone, Rural Lac Ste. Anne County, AB

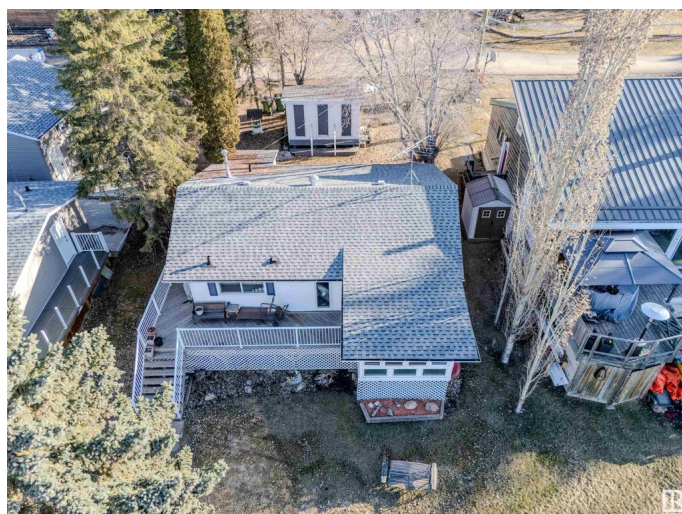
Cozy LAKEFRONT home located in the peaceful Summer Village of Yellowstone, just 45 minutes west of Edmonton & only 5 minutes north of Alberta Beach. Charming 2-bedroom furnished bungalow offers bright & open-concept layout, perfect for relaxed lakeside living. Kitchen features tasteful upgrades including modern cabinetry, countertops, & stainless steel appliances, & flows into a welcoming dining & living area with updated lighting & newer flooring throughout. Spacious sunroom is a true highlight, offering beautiful year-round views of Lac Ste. Anne lake & the perfect spot to unwind with a coffee or entertain guests. Set in a quiet & friendly lakeside community, this property provides direct access to the lake & variety of recreational activities including boating, fishing, swimming, ice fishing, & snowmobiling. Whether you're seeking a year-round residence, a weekend getaway, or peaceful place to escape the city, this home offers comfort, character, & ideal location on one of Alberta's most loved lakes!

Built in 1964

### Essential Information

MLS® # E4430896

Price \$425,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	775
Acres	0.00
Year Built	1964
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	316 3 Street
Area	Rural Lac Ste. Anne County
Subdivision	Yellowstone
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### Amenities

Features	Deck, Lake Privileges, Sunroom
Parking Spaces	2

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Golf Nearby, Lake Access Property, Lake View, Landscaped, No Back Lane, Picnic Area, Playground Nearby
Construction	Wood
Foundation	Block

### Additional Information

Date Listed April 12th, 2025

Days on Market 13

Zoning Zone 71

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Listing information last updated on April 25th, 2025 at 4:02pm MDT