00 NW-9-54-5-5	M 5	R 5 T54 S 9 Q	ACTIVE	\$410,000 (LP)
	Area/City	Rural Lac Ste. Anne County	List Date 5/30/2025	E4439509 III
	Community	None	Pending Until	M
	Postal Code	T0E 1H0 Zone 60	Time Clse/Hrs /	=
	Building Type	Vacant Lot/Land	Tax Amt/Yr \$1.00 / 2	2023
	Style		Year Built/Eff Yr /	<u>@</u>
	Plan/Blk/Lot	2504KS / . / Parcel	Baths/Ensuites / 0	
	Unit/UF	/	Beds/Beds Ab. / 0	Add'l Rms
	Linc #	0019785360	Prop. Condition	U
	Title to Land	Fee Simple Zoning	Nearest Town Alberta Beach	
** Property Lines Approximate Not Guaranteed**	Property Class	Rural Land/Vacant Lot	Agri T. Ac. 4.200	Schedule a Showing

Gas and electric in the vicinity, not to the property line

Discover the rare opportunity to own 4.20+/- acres of private, treed land on the shores of Lake Isle. Nestled at the end of Range Road 54, this secluded property offers direct access to the water and breathtaking views year round. With a mix of mature evergreens and open clearings, the land is perfectly suited for your dream home, weekend retreat, or future cabin getaway. Enjoy expansive lake views on a peaceful private lot. This is a raw parcel, no services currently connected, giving you the freedom to develop the land exactly as you envision. Located in Lac Ste. Anne County, just a short drive from Alberta beach and just 1 hour to Edmonton, you'll find year round recreation in every direction.

Main Level Upper Upp	Bedroom 3 Bath# Lvl #Pcs Ens Level m2	<u>SqFt</u>
Major Use Majo	Kitchen 2 Upper Family Room 3 Above Grade Den 4 Lower Level Bonus Room 5 Below Grade Primary Bedroom 6 Total A.G. Bedroom 2 7 Finished Lvls Heat Source Heat Type Basement / Roof 2nd Suite Potential Suite Potential Suite	
Samily Room Above Grade Ab	Samily Room 3	
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F/P Fuel F/P Type	eatures Lot Shape	
HOA Fee /	Fireplace	
HOA Fee	F/P Fuel	
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Completion Date

Sold Price

Buyer Agent 2 Buyer Office 2 **Address** 00 NW-9-54-5-5

Community None

Area/City Rural Lac Ste. Anne County

Zone Zone 60







Listing ID # E4439509 **List Price** \$410,000

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Address 00 NW-9-54-5-5

Community None

Area/City Rural Lac Ste. Anne County

Zone Zone 60







Listing ID # E4439509

\$410,000

List Price























