



|                       |                            |                          |               |                  |
|-----------------------|----------------------------|--------------------------|---------------|------------------|
| <b>Area/City</b>      | Rural Lac Ste. Anne County | <b>List Date</b>         | 5/30/2025     | <b>E4439509</b>  |
| <b>Community</b>      | None                       | <b>Pending Until</b>     |               |                  |
| <b>Postal Code</b>    | T0E 1H0                    | <b>Zone</b>              | 60            |                  |
| <b>Building Type</b>  | Vacant Lot/Land            | <b>Time Clse/Hrs</b>     | /             |                  |
| <b>Style</b>          |                            | <b>Tax Amt/Yr</b>        | \$1.00 / 2023 |                  |
| <b>Plan/Blk/Lot</b>   | 2504KS / . / Parcel        | <b>Year Built/Eff Yr</b> | /             |                  |
| <b>Unit/UF</b>        | /                          | <b>Baths/Ensuities</b>   | / 0           |                  |
| <b>Linc #</b>         | 0019785360                 | <b>Beds/Beds Ab.</b>     | / 0           | <b>Add'l Rms</b> |
| <b>Title to Land</b>  | Fee Simple                 | <b>Prop. Condition</b>   |               |                  |
| <b>Property Class</b> | Rural Land/Vacant Lot      | <b>Nearest Town</b>      | Alberta Beach |                  |
|                       |                            | <b>Agri T. Ac.</b>       | 4.200         |                  |

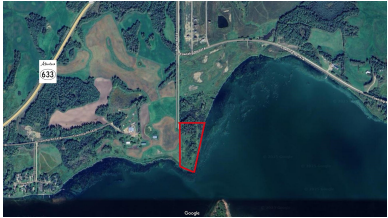
Gas and electric in the vicinity, not to the property line

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.

|                        |  |                        |                    |                          |                  |                       |                |
|------------------------|--|------------------------|--------------------|--------------------------|------------------|-----------------------|----------------|
| <b>Directions</b>      |  |                        |                    | <b>Distance To Town:</b> |                  |                       |                |
| <b>Living Room</b>     | <b>Bedroom 3</b>   | <b>Bath#</b>           | <b>Lvl</b>         | <b>#Pcs</b>              | <b>Ens</b>       | <b>Level</b>          | <b>m2</b>      |
| <b>Dining Room</b>     | <b>Bedroom 4</b>   | <b>1</b>               |                    |                          |                  | Main Level            | <b>SqFt</b>    |
| <b>Kitchen</b>         |  | <b>2</b>               |                    |                          |                  | Upper                 |                |
| <b>Family Room</b>     |  | <b>3</b>               |                    |                          |                  | Above Grade           |                |
| <b>Den</b>             |  | <b>4</b>               |                    |                          |                  | Lower Level           |                |
| <b>Bonus Room</b>      |  | <b>5</b>               |                    |                          |                  | Below Grade           |                |
| <b>Primary Bedroom</b> |  | <b>6</b>               |                    |                          |                  | Total A.G.            |                |
| <b>Bedroom 2</b>       |  | <b>7</b>               |                    |                          |                  | <b>Finished Lvl's</b> |                |
| <b>Heat Source</b>     | <b>Heat Type</b>   | <b>Basement</b>        |                    | /                        |                  |                       |                |
| <b>Roof</b>            |  | <b>Sep Ent</b>         |                    | <b>2nd Suite</b>         |                  | <b>Permit</b>         |                |
| <b>Foundation</b>      | <b>Construction</b>  | <b>Garden Ste</b>      |                    | <b>Permit</b>            |                  |                       |                |
| <b>Exterior</b>        |  | <b>Garage Ste</b>      |                    | <b>Permit</b>            |                  |                       |                |
| <b>Flooring</b>        |  | <b>Front Exp.</b>      |                    | <b>F x D (m)</b>         |                  | x                     |                |
| <b>Features</b>        |  | <b>Lot Shape</b>       |                    |                          |                  |                       |                |
|                        |  | <b>Fireplace</b>       |                    |                          |                  |                       |                |
|                        |  | <b>F/P Fuel</b>        |                    |                          |                  |                       |                |
|                        |  | <b>F/P Type</b>        |                    |                          |                  |                       |                |
| <b>Goods Incl</b>      |  | <b>HOA</b>             |                    | <b>Fee</b>               |                  | /                     |                |
|                        |  | <b>Fee Incl</b>        |                    |                          |                  |                       |                |
| <b>Goods Excl</b>      |  | <b>Condo Nm</b>        |                    |                          |                  |                       |                |
|                        |  | <b>Condo Fee</b>       |                    |                          |                  | /                     |                |
|                        |  | <b>Fee Incl</b>        |                    |                          |                  |                       |                |
| <b>Site Features</b>   | Lake Access Property, Lake View, Private Setting, Treed Lot, Waterfront Property |                        |                    |                          | <b>Rd Access</b> | Gravel                |                |
| <b>Parking</b>         | <b>Total Encl.</b>   |                        |                    |                          |                  |                       |                |
| <b>Restrictions</b>    | None Known   |                        |                    |                          |                  |                       |                |
| <b>Major Use</b>       | <b>Env Assessmt</b>  | <b>Out Building(s)</b> |                    |                          |                  |                       |                |
| <b>Acres Free</b>      | <b>Ac Lse</b>  | <b>Assess Type</b>     |                    |                          |                  |                       |                |
| <b>Heat Desc</b>       | None   | <b>Sewer/Septic</b>    | None               |                          |                  |                       |                |
| <b>Phone Desc</b>      | None   | <b>Power Service</b>   | None               |                          |                  |                       |                |
| <b>Water Desc</b>      | None   | <b>Water Supply</b>    | None               |                          |                  |                       |                |
| <b>Seller Name</b>     | C/O Listing Broker   |                        | <b>Appointment</b> | Call Lister, Text Lister |                  | <b>Appt Name</b>      | Victor Moroz   |
| <b>List Agent 1</b>    | Victor Moroz - Ph: 780-499-6400  |                        |                    |                          |                  | <b>Appt Ph#</b>       | 780-499-6400   |
| <b>Agent Email</b>     | victor@royallepage.ca  |                        |                    |                          |                  | <b>Occupancy</b>      |                |
| <b>List Office 1</b>   | Royal LePage Noralta Real Estate - Off#: 780-962-4950                            |                        | <b>Ownership</b>   | Private                  |                  | <b>Notes</b>          | 30 day neg     |
| <b>List Agent 2</b>    |  | <b>Possession</b>      |                    | <b>Days</b>              |                  | <b>Expiry Date</b>    | <b>DOM</b> 17  |
| <b>List Office 2</b>   |  | <b>Input Date</b>      | 5/30/2025          | 1:16 PM                  |                  | <b>Excl. Expiry</b>   | <b>CDOM</b> 17 |
| <b>Co-Op Comm</b>      | 1.5%   | <b>SRR</b>             | No                 | <b>Exclusion</b>         | No               |                       |                |
| <b>Terms of Cond</b>   | <b>Buyer Agent 1</b>   |                        |                    |                          |                  |                       |                |
| <b>Sold Date</b>       | <b>Buyer Office 1</b>  |                        |                    |                          |                  |                       |                |
| <b>Sold Price</b>      | <b>Buyer Agent 2</b>   |                        |                    |                          |                  |                       |                |
| <b>Completion Date</b> | <b>Buyer Office 2</b>  |                        |                    |                          |                  |                       |                |

**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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