

# **\$69,900 - Lot 12 54426 Rge Rd 40, Rural Lac Ste. Anne County**

MLS® #E4420946

**\$69,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.50 Acres

Thibault Settlement, Rural Lac Ste. Anne County, AB

AMAZING OPPORTUNITY AT A GREAT PRICE!! PRIVATE PARTIAL TREED WITH CLEARED DRIVEWAYS AND BUILDING SITE. THIS HALF ACRE PARCEL JUST LOCATED OFF THE SOUTH SHORES OF LAC STE ANNE, MINUTES TO ALBERTA BEACH & A SHORT DRIVE TO DARWELL. THIS LOT/AREA IS A MUNICIPAL RESERVE ADJACENT TO FARM FIELD DIRECTLY BEHIND. CLEARED ON THE SOUTH END, BUT LINED WITH FOREST ON NORTH PERIMETER FOR PRIVACY! THIS FABULOUS LOT FEATURES PATHWAYS LEADING TO THE LAKE. POWER & GAS AVAILABLE AT PROPERTY LINE. THE PERFECT (SHORT DRIVE FROM EDMONTON) WEEKEND GET AWAY SPOT CLOSE TO WATER AMENITIES OR BUILD YOUR DREAM GETAWAY LAKE HOUSE OR EVEN PARK AN RV / TRAVEL TRAILER AND ENJOY ALL RECREATIONAL ACTIVITIES THAT LAC STE ANNE & ALBERTA BEACH COMMUNITY HAS TO OFFER. 1 MORE ADJACENT LOT ALSO AVAILABLE FOR EVEN A MORE SPACE OR BIGGER HOME! LOT SIZE 96' x 232' APPROX. CR3 zoning generally allows for single-family dwellings, recreational use (including RVs), and potentially livestock or horses.



## Essential Information

MLS® #	E4420946
Price	\$69,900
Bathrooms	0.00
Acres	0.50
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	Lot 12 54426 Rge Rd 40
Area	Rural Lac Ste. Anne County
Subdivision	Thibault Settlement
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A0

## Exterior

Exterior Features	Beach Access, Boating, Cul-De-Sac, Flat Site, Golf Nearby, Lake Access Property, Lake View, Level Land, Park/Reserve, Private Setting, Recreation Use, Schools, Shopping Nearby, Treed Lot
-------------------	--

## Additional Information

Date Listed	February 10th, 2025
Days on Market	111
Zoning	Zone 71

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 1st, 2025 at 2:32pm MDT