

# **\$69,900 - Lot 9 54426 Rge Rd 40, Rural Lac Ste. Anne County**

MLS® #E4420942

**\$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 THE 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 GETAWAY 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® #    | E4420942        |
| Price     | \$69,900        |
| Bathrooms | 0.00            |
| Acres     | 0.50            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | Lot 9 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 0E0                    |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Beach Access, Boating, Cul-De-Sac, Flat Site, Golf Nearby, Lake Access Property, Lake View, Level Land, No Through Road, Private Setting, Recreation Use, Shopping Nearby |
|-------------------|---|

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 10th, 2025 |
| Days on Market | 112                 |
| Zoning         | Zone 71             |

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Listing information last updated on June 2nd, 2025 at 9:17am MDT