



**Rural Lac Ste. Anne**      **M: 5   R: 3   T: 54   S: 35 Q:**      **LP: \$564,900**  
**54523 STE. ANNE TR**      **SP:**      **ACTIVE** M

**Postal Code:** T0E 1A0      **List ID #:** E4333581  
**Nearest Town:** Onoway      **Type:** Detached Single Family  
**Bedrooms:** 5      **Year Built:** 1972  
**Baths:** Full: 3      Half: 0      **Zoning:** CLR  
**Tot Area (SF):** 1,766.05      **Condo/HOA:** /  
**Legal Desc:** Plan: 8322446      **Block:** -      **Lot:** -

Boasting almost 3,000sq ft of living space, this enchanting 5 bed, 3 bath custom-built walkout is nestled on over 6 peaceful acres of paradise where the Sturgeon River meets Lac Ste. Anne! Just up the road from Castle Island, the charming treed driveway opens to picturesque grounds, an attached workshop + in-law suite above, detached double garage & RV parking, greenhouse, shed & horse pasture w/ shelters. Generous windows fill the home with natural light, showcasing unobstructed river views over your private back yard retreat. The beautifully renovated kitchen features quartz counters, thoughtfully designed cabinetry & a butler pantry. Open living & dining space, a 4pc bath, laundry & office/bedroom complete the main floor. On the lower level, you'll find the primary bed w/ garden doors & walk-in closet, full bath, 2 more bedrooms, a 2nd laundry room & bright, substantial walk out family room. With potential use as a bed & breakfast, this is a unique opportunity call your own serene slice of nature home!

**Directions:** From HWY 43: South at RR32 through Gunn. Follow RR32/RR31A/Ste. Anne Trail just past bridge. Property is on the left hand side. Sign for 'Braeburn' at end of Driveway. Alternate: Turn at RR25 and follow TWP RD 550 to Ste. Anne Trail south.

	1-pc	2-pc	3-pc	4-pc	5-pc	6-pc	Dimension	Lvl	Lvl	Mtr	SqFt	ACClr:
<b>Baths:</b>	3	3	4				<b>Living Rm:</b> 3.52x6.25	M	<b>ML:</b>	123.02	1,324.19	<b>ACCul:</b>
<b>Ensuite:</b>							<b>Dining Rm:</b> 3.53x3.97	M	<b>UL:</b>	41.05	441.86	<b>ACFnc:</b>
<b>Bds AbGd:</b>	2						<b>Kitchen:</b> 4.08x4.32	M	<b>AG:</b>	164.07	1,766.05	<b>ACFree:</b>
<b>Rms AbGd:</b>	7						<b>Family Rm:</b> 3.47x10.09	L	<b>LL:</b>	114.35	1,230.86	<b>ACIrr:</b>
<b>Addl Rms:</b>	0						<b>Den:</b>		<b>BG:</b>	114.35	1,230.86	<b>ACLsh:</b>
<b>FPL Y/N:</b>	Yes						<b>Mst bdrm:</b> 3.46x4.43	L	<b>TAG:</b>	164.07	1,766.05	<b>ACPst:</b>
<b>FPL Fuel:</b>	Gas						<b>Bedrm 2:</b> 3.91x3.06	L				<b>ACWtr:</b>
<b>Garage:</b>	Yes						<b>Bedrm 3:</b> 2.81x3.34	L				
							<b>Bedrm 4:</b> 4.05x3.46	M				
							<b>Bonus Rm:</b>					

<b>Style:</b> Bi-Level	<b>Other Rms:</b> Other Room 1 <b>Bedroom</b>
<b>Flooring:</b> Carpet, Laminate Flooring, Linoleum	Other Room 2 <b>Laundry Room</b>
<b>Construction:</b> Wood Frame	Other Room 3 <b>Laundry Room</b>
<b>Roof :</b>	Other Room 4 <b>Breakfast Nook</b>
<b>Remodeled:</b>	Other Room 5
<b>Exterior:</b> Vinyl	Other Room 6
<b>Out Bldg:</b> See Remarks	<b>Foundation:</b> Concrete
<b>Heating Type:</b> Forced Air-2	<b>Basement:</b> Full
<b>Heating Fuel:</b> Natural Gas	<b>Bsmt Dev:</b> Fully Finished
<b>Parking:</b> Double Garage Detached, Front Drive Access, Insulated, Over Sized, RV Parking, Single Garage	<b>Equip Incl:</b>
<b>Attach Goods Excl:</b>	<b>IrrigEquip:</b>
	<b>Heat Paid For:</b> Paid For
	<b>Power Pd For:</b> Paid For
	<b>Water Supply:</b> Drilled Well
	<b>Swr/Septic:</b> Septic Tank & Field
<b>Goods Incl:</b> Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Hot Tub	<b>Prk Plan Typ:</b>
	<b>Prk Plan Desc:</b>
	<b>Prk Pln Unit:</b>
<b>Site Infl:</b> Backs Onto Park/Trees, Boating, Fruit Trees/Shrubs, Lake Access Property, Lake View, Landscaped, No Back Lane, Private Setting, River View, Stream/Pond, Treed Lot, Vegetable Garden, Waterfront Property, See Remarks, Partially Fenced	<b>Encl Prk:</b>
	<b>Features:</b> Closet Organizers, Deck, Detectors Smoke, Fire Pit, Greenhouse, Guest Suite, Hot Tub, Lake Privileges, R.V. Storage, Walkout Basement, Wet Bar, Workshop, See Remarks

<b>Frontage (M):</b>	<b>Lot Dimen:</b>
<b>Depth (M):</b>	<b>Lot Shape:</b> Irregular
<b>Road Access:</b> Paved	<b>Land Use:</b> CLR
<b>Conform Rpt:</b> TITLE	<b>Front Exp:</b> West
<b>Yr:</b>	

<b>Tax Amount:</b> \$3,211.21	<b>Tax Year:</b> 2021
<b>Virtual Tour:</b> URL-Virtual Tour	
<b>Brochure:</b> URL-Brochure	