

**Rural Lac Ste. Anne County**

M: 5 R: 3 T: 54 S: 15 Q: NW

**LP:****\$59,900**

4828 53 ST

**SP:****ACTIVE****List ID#:** E4161705**Type:****Nearest Town:** Alberta Beach**Style:****Total Acreage:** 0.190**Year Built:****Bdrms Above:** 0**Bdrms Total:****Full Baths:** 0**Basement:****Half Baths:****Basement Dev:****Tot A.G. SqFt:****Tot A.G. SqM:**

Build your lake home or summer cottage less than an hour from the city! This vacant lot is larger than most in town and backs onto a farmer's field with mature trees along the perimeter, so you will have lots of privacy. Just two blocks from the lake and a short walk or bike ride to the lovely restaurants, coffee shops and library in town!

**Directions:** Take Highway 16 West to Highway 43 North, turn left onto hwy 633 and turn right onto RR32 (signs to Alberta Beach). Turn left at TWP542A and then right at the T intersection and 53 St will be the first left.

**Virtual Tour:** [https://youtu.be/v\\_PAs3X6uNc](https://youtu.be/v_PAs3X6uNc)

**Brochure:** <http://www.4828-53st-AlbertaBeach.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt
<b>Baths:</b>							<b>Main:</b>		
<b>Ensuite Baths:</b>							<b>Upper:</b>		
<b>Finished Lvl:</b>							<b>Abv Grd:</b>		
<b>Fireplace:</b>							<b>Lower:</b>		
<b>Parking:</b>							<b>Blw Grd:</b>		
							<b>Total A.G.:</b>		
<b>Living Rm:</b>									
<b>Dining Rm:</b>									
<b>Kitchen:</b>									
<b>Family Rm:</b>									
<b>Den:</b>									
<b>Bonus Rm:</b>									

**Flooring:****Foundation:****Construction:****Heat Type:****Roof:****Heat Source:****Exterior:**

**Site Influen:** Back Lane, Beach Access, Flat Site, Lake Access Property, Level Land, Treed Lot

**Features:****Goods Incl:****Goods Exclud:****Restrictions:** None Known**Warranty:****Water Supply:** Municipal**Heat Paid For:** None**Swr/Septic:** Municipal/Community**Power:** None**Out Buildings:****Condo Name:****Condo Fee****Condo Fee:****Condo Fee****Schedule:****Frontage (M):** 60.00**Lot Dimen:****Depth (M):** 140.00**Lot Shape:****Road Access:** Dirt**Land Use:** R1**Conform:****Conform Year:****Front Expos:****Taxes:** \$1,617.46**Tax Year:** 2019