

# \$400,000 - 403 4 Street, Rural Lac Ste. Anne County

MLS® #E4431298

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,266 sqft

Rural on 0.28 Acres

Yellowstone, Rural Lac Ste. Anne County, AB

Welcome to this charming, beautifully updated bungalow in Yellowstone—just a short stroll to the lake with access to a shared dock and boat launch! The heart of the home is a stunning, renovated kitchen with butcher block island, stainless steel appliances, and backsplash, flowing into a cozy dining/living area with a wood-burning fireplace. Enjoy quiet mornings in the sunroom, filled with natural light. The main floor features a spacious primary bedroom with 3-piece ensuite, two more bedrooms, and a stylish full bath (updated in 2025). Downstairs offers a large family room, laundry/mechanical room, and a double attached garage. Upgrades include 2 furnaces, A/C, and HWT (2018), pressure tank (2024), windows, siding, soffits (2015), roof (2014), new landscaping, and municipal sewer connection (2018).

Built in 1977

## Essential Information

MLS® #	E4431298
Price	\$400,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,266



Acres	0.28
Year Built	1977
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	403 4 Street
Area	Rural Lac Ste. Anne County
Subdivision	Yellowstone
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1A0

### **Amenities**

Features	Deck, Detectors Smoke, Lake Privileges, Sunroom, Vinyl Windows
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### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Fenced, Fruit Trees/Shrubs, Lake Access Property, Paved Lane, Playground Nearby, Recreation Use
Construction	Wood
Foundation	Block

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	2
Zoning	Zone 71

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Listing information last updated on April 19th, 2025 at 3:17pm MDT