

# **\$630,000 - # 41 3410 Ste Anne Trail, Rural Lac Ste. Anne Co**

MLS® #E4235370

## **\$630,000**

1 Bedroom, 3.00 Bathroom, 2,104 sqft

Rural on 0.17 Acres

Windmill Harbour, Rural Lac Ste. Anne County, AB

Own this stunning 2104 sq feet piece of paradise backing Lac Ste. Anne in the gated community of Windmill Harbour. This C2 built new build (under construction) is stunning from top to bottom! The main level is open with views to the backyard and Lac Ste. Anne and has a great flow and open concept. The large kitchen flows to the great room with fireplace and dining area where you can walk straight outside onto your cover deck for a night cap. Upstairs you will find a large primary bedroom with five piece ensuite and walk in closet looking out over the lake, two other good sized bedrooms and a large bonus room off the back with more views of the lake. The upper deck finishes off this stunning home! The Canals of Windmill is a gated community featuring canal living, a planned marina and recreation areas(hardcourts, playground, etc).

Built in 2021

## **Essential Information**

MLS® #	E4235370
Price	\$630,000
Bedrooms	1
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,104



Acres	0.17
Year Built	2021
Type	Rural
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE
Condo Name	Z-name Not Listed
Zone	Zone 71

### **Community Information**

Address	# 41 3410 Ste Anne Trail
Area	Rural Lac Ste. Anne County
Subdivision	Windmill Harbour
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 0A1

### **Amenities**

Features	Deck, Detectors Smoke, Exterior Walls- 2x6', Lake Privileges, No Animal Home, No Smoking Home, See Remarks
Parking Spaces	6
Parking	Double Garage Attached, Over Sized
# of Garages	2
Is Waterfront	Yes

### **Interior**

Interior	Vinyl Plank, Ceramic Tile
Interior Features	See Remarks
Heating	Forced Air-1
Fireplace	Yes
Fireplaces	Gas, Mantel
# of Stories	2
Has Basement	Yes
Basement	Unfinished, Full

### **Exterior**

Exterior	Vinyl
Exterior Features	Backs Onto Lake, Boating, Flat Site, Gated Community, Golf Nearby,

Lake Access Property, Lake View, Not Fenced, Not Landscaped, See  
Remarks

Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

**Additional Information**

Date Listed	March 26th, 2021
Condo Fee	\$180

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton. Copyright 2021  
by the REALTORS® Association of Edmonton. All rights reserved.

Listing information last updated on September 26th, 2021 at 7:01am MDT