

# \$409,999 - 6330 Ste Anne Trail, Rural Lac Ste. Anne County

MLS® #E4454077

**\$409,999**

2 Bedroom, 1.00 Bathroom, 710 sqft

Rural on 0.00 Acres

Val Quentin, Rural Lac Ste. Anne County, AB

Welcome to your fully furnished BEACHFRONT RETREAT in the sought-after community of Val Quentin, just steps from Alberta Beach! This turnkey 2 bed, 1 bath bungalow has been tastefully renovated to showcase a cozy yet modern beach vibe, with an open-concept layout that seamlessly connects the kitchen, dining, and living areas. Sitting on a massive 50 ft x 144 ft lakefront lot, the property features spectacular views, a lush front garden, and a spacious deck perfect for entertaining or relaxing in the sun. Enjoy direct lake access with your very own 300 ft aluminum dock and private boat launch, making it the ultimate waterfront escape. Recent upgrades include a full electrical update just 2 years ago and upgraded attic insulation 3 years ago to improve comfort and efficiency. Whether you're after a weekend getaway or a year-round home, this lakeside gem offers it all—fully furnished, move-in ready!

Built in 1975

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454077  |
| Price      | \$409,999 |
| Lease Rate | \$15      |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 710                    |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 6330 Ste Anne Trail        |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Val Quentin                |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 0A0                    |

### **Amenities**

|          |                                                                  |
|----------|------------------------------------------------------------------|
| Features | Deck, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Patio |
|----------|------------------------------------------------------------------|

### **Interior**

|              |                     |
|--------------|---------------------|
| Heating      | Baseboard, Electric |
| Fireplace    | Yes                 |
| Stories      | 1                   |
| Has Basement | Yes                 |
| Basement     | None, No Basement   |

### **Exterior**

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                                                   |
| Exterior Features | Backs Onto Lake, Boating, Fenced, Flat Site, Lake Access Property, Lake View, Landscaped, Low Maintenance Landscape, Picnic Area, Shopping Nearby, Waterfront Property |
| Construction      | Wood                                                                                                                                                                   |
| Foundation        | Block, Concrete Perimeter                                                                                                                                              |

### **Additional Information**

Date Listed August 21st, 2025

Days on Market 75

Zoning Zone 71

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Listing information last updated on November 4th, 2025 at 1:02pm MST