

# \$349,000 - 305 3 St, Rural Lac Ste. Anne County

MLS® #E4446708

**\$349,000**

5 Bedroom, 2.00 Bathroom, 1,720 sqft

Single Family on 0.18 Acres

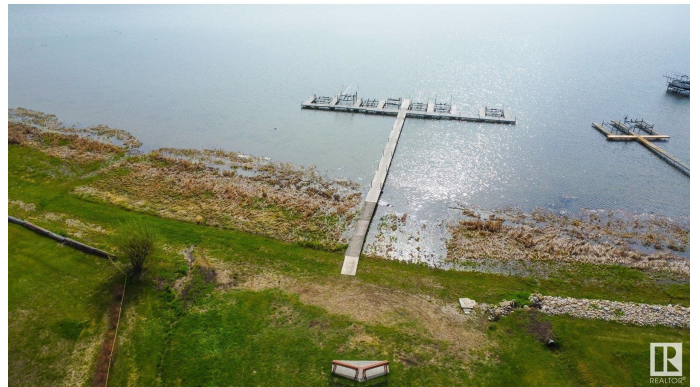
Ross Haven, Rural Lac Ste. Anne County, Alberta

Welcome to your YEAR ROUND escape in the charming Village of Ross Haven. This bright, MODERN 5 bedroom, 2 bath home offers the perfect blend of comfort, space and lifestyle for families or retirees with room for many visitors. With a spacious open layout, HUGE WINDOWS and a massive kitchen complete with spacious island, it's made for hosting and soaking in lake life. Sip your drink on the west-facing deck or play lawn games on the largest PUBLIC GREEN SPACE in the village, backing your property, completely maintained for you to enjoy without the work! Live where neighbours feel like family, where kids can ride bikes safely and where summer is filled with community events and days on the water. Low-maintenance landscaping means more time enjoying paddleboarding or gathering at the community dock. PEACEFUL, PRIVATE AND MOVE-IN-READY, all just steps from the lake! Other perks include in-floor heating, metal roof, room to build a garage, newly drilled well and option to connect to the municipal sewer. (id:6289)

Built in 2012

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4446708  |
| Price     | \$349,000 |
| Bedrooms  | 5         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Square Footage | 1,720         |
| Acres          | 0.18          |
| Year Built     | 2012          |
| Type           | Single Family |
| Style          | Bungalow      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 305 3 St                   |
| Subdivision | Ross Haven                 |
| City        | Rural Lac Ste. Anne County |
| Province    | Alberta                    |
| Postal Code | T0A0E0                     |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Park, Ceiling - 9ft, Vinyl Windows    |
| Features  | Exterior Walls- 2x6", No Smoking Home |
| Parking   | RV                                    |

### Interior

|              |                                            |
|--------------|--------------------------------------------|
| Appliances   | Dishwasher, Dryer, Hood Fan, Stove, Washer |
| Heating      | In Floor Heating                           |
| # of Stories | 1                                          |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Schmidt Realty Group Inc |
|----------------|--------------------------|



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Listing information last updated on October 26th, 2025 at 4:16pm MDT