



## 57226A Range Road 81 , Rural Lac Ste. Anne County, Alberta - \$799,900



Main Photo

### Property Description

Peaceful Country Living with Serious Shop Space on 16.98 Acres! This 1996-built over 1,800 sq ft home offers the best of country living with room to grow, work, and unwind—all on a private 16.98-acre parcel. The spacious main floor features 3 bedrooms, including a primary suite with full ensuite, a second full bath, main floor laundry, and a bright living room with a cozy gas fireplace. Enjoy the extra space in the fully finished walk-out basement, perfect for a rec room, home gym, or extended family living. Need room for vehicles, tools, or your business? This property delivers with a triple attached garage plus two incredible shops! The first shop is a massive at 5,280 sq ft with one 16' x 14' overhead door and one 14' x 12' overhead door—ideal for large equipment. The second shop is 2,520 sq ft with a 14' x 12' overhead door and drive-through access, offering great versatility for trucks, trailers, or additional storage. With the shops currently generating over \$4,000 per month it is a great way to offset your mortgage payment. Outside, the nearly 17 acres give you space to live the lifestyle you want—whether it's hobby farming, running a home-based business, or just enjoying the peace and quiet of rural Alberta. This property is a rare find with usable land, a walk-out basement, heated shop space, and a family-ready home all in one!



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