

# \$424,999 - 6330 Ste Anne Trail, Rural Lac Ste. Anne County

MLS® #E4447909

**\$424,999**

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® #	E4447909
Price	\$424,999
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
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, Picnic Area, Shopping Nearby, Waterfront Property
Construction	Wood
Foundation	Block, Concrete Perimeter

### Additional Information

Date Listed	July 15th, 2025
Days on Market	4

## Zoning

## Zone 71

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 19th, 2025 at 2:47pm MDT