

# \$275,000 - Rr 12 Twp 562, Rural Lac Ste. Anne County

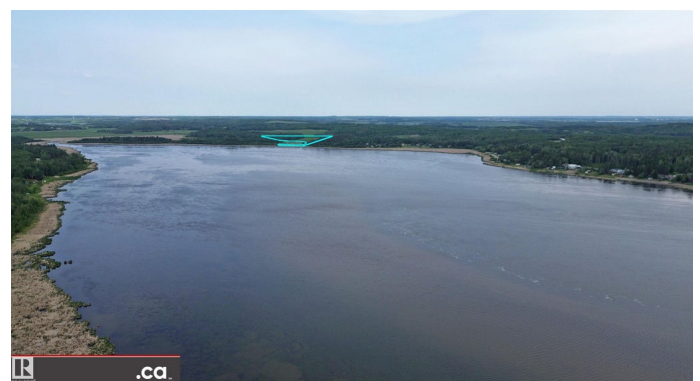
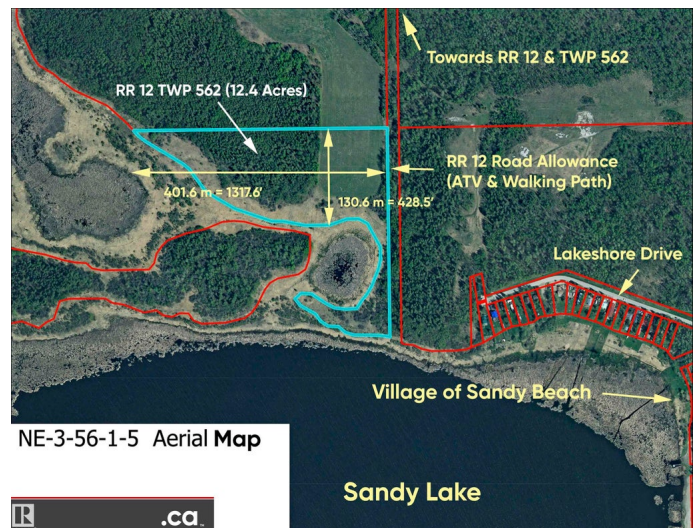
MLS® #E4454792

**\$275,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 12.40 Acres

Sandy Beach, Rural Lac Ste. Anne County,  
AB

ENJOY NATURE, PRIVACY, RECREATION,  
& RELAXATION only 40 MINUTES DRIVE  
from DOWNTOWN ST. ALBERT!! An  
incredible development opportunity: 12.4 Acre  
pastured and treed 'Cape Cod' shaped  
SOUTH-FACING LAKEFRONT PARCEL on  
Sandy Beach / Sandy Lake at only \$22.2K per  
Acre! Current access via all-terrain vehicle /  
walking trail (or by boat) adjacent to RR 12  
road allowance -- awaits your future design,  
development, & service utility connections.  
Country Residential Ranch (CRR) zoning  
permits country residence; ranch; farming;  
garage; home-based businesses; gardening;  
garden suite; & recreational vehicles while  
offering wide myriad of discretionary uses (as  
per County of Lac Ste Anne) with very  
reasonable property taxes. Convenient access  
to Sandy Beach, Sandy Lake, Sunrise Beach,  
Onoway, Noyes Crossing, Calahoo, Alexander  
First Nation Reserve, Riviere Qui Barre,  
Villeneuve Airport, Morinville, Cardiff, Namao,  
Sturgeon County, St. Albert, & Edmonton /  
Anthony Henday Drive. \* Featured in  
Canada-Wide HAVEN Magazine!!



## Essential Information

MLS® #	E4454792
Price	\$275,000

Bathrooms	0.00
Acres	12.40
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Rr 12 Twp 562
Area	Rural Lac Ste. Anne County
Subdivision	Sandy Beach
City	Rural Lac Ste. Anne County
County	ALBERTA
Province	AB
Postal Code	T0E 1V0

### Exterior

Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Beach Access, No Back Lane, No Through Road, Not Fenced, Not Landscaped, Private Setting, Recreation Use, Rolling Land, Subdividable Lot, Treed Lot, Waterfront Property
-------------------	--

### Additional Information

Date Listed	August 26th, 2025
Days on Market	1
Zoning	Zone 74

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 August 27th, 2025 at 4:47pm MDT