

# \$300,000 - 56008 Rge Road 20a, Rural Lac Ste. Anne County

MLS® #E4443285

**\$300,000**

3 Bedroom, 2.00 Bathroom, 1,200 sqft  
Rural on 5.00 Acres

Nakamun Park, Rural Lac Ste. Anne County,  
AB

Grab you own little piece of heaven here on earth! A beautiful piece of property may be yours! Start your day with fresh eggs from your own chicken coop, garden to your heart's content, run and play in the massive landscaped yard, enjoy your BBQed dinner under the gazebo, then sit on the deck and enjoy the sunsets. This mobile home offers 1200 sq. ft. of living space on this 5 acre property. Three bedrooms, two bathrooms, open concept with the kitchen and living area. The beautifully handcrafted shed is large enough to store the quad on one side, while using the other side as a workshop. Should you require additional storage, the sea can may be included! There's heat tape on the pipes and the mobile home is tied down. Great internet service, Starlink Dish is included. Come check out this home for fun, and make that offer! See you soon.

Built in 1995

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4443285  |
| Price     | \$300,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,200                  |
| Acres          | 5.00                   |
| Year Built     | 1995                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 56008 Rge Road 20a         |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Nakamun Park               |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1V0                    |

### Amenities

|          |                                 |
|----------|---------------------------------|
| Features | Deck, Detectors Smoke, Fire Pit |
|----------|---------------------------------|

### Interior

|                   |                      |
|-------------------|----------------------|
| Interior Features | ensuite bathroom     |
| Heating           | See Remarks, Propane |
| Stories           | 1                    |
| Has Basement      | Yes                  |
| Basement          | None, No Basement    |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Modular   |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Landscaped, Low Maintenance Landscape, Private Setting, Recreation Use, Treed Lot |
| Construction      | Modular   |
| Foundation        | Block, Wood   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 26              |
| Zoning         | Zone 73         |

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 15th, 2025 at 5:18pm MDT