

\$500,000 - 55332 Range Road 12a, Rural Lac Ste. Anne County

MLS® #A2215676

\$500,000

4 Bedroom, 3.00 Bathroom, 3,775 sqft
Agri-Business on 53.00 Acres

NONE, Rural Lac Ste. Anne County, Alberta

This property will be sold via RESERVED Auction through Team Auctions from July 22nd to 24, 2025. The reserve price is set at \$500,000. There is a "Buy it now" option for \$775,000. till July 3, 2025. Bidding will take place online at the Team Auctions website, www.teamauctions.com, where full auction terms and conditions are available.

Please note: the reserve price is not the listing price, and the final sale price will be determined through the auction process.

Located just 25 minutes from both St. Albert and Stony Plain, this remarkable 53-acre property sits on a paved road and features an incredible 3,700 sq ft custom log home, built with care and attention to detail by the current owners between 2007 and 2015.

The home blends rustic charm with modern design, including soaring ceilings, massive exposed beams, and oversized windows that flood the interior with natural light and provide beautiful views of the surrounding landscape. The combination of modern finishes creates a warm, inviting atmosphere while offering the comforts of contemporary living.

The main floor is approximately 2,000 sq ft and features hardwood floors, an open-concept kitchen, dining, and living area



centered around a stunning double-sided wood fireplace, and space for both entertaining and day-to-day family life. A large mudroom, two spacious bedrooms and two full bathrooms complete this level.

Upstairs, the 1,700 sq ft upper level is fully carpeted for comfort and includes two more bedrooms, a dedicated office, an additional full bathroom, and a large family or flex room overlooking the main living area below.

A wrap-around covered porch encircles the home, offering multiple seating areas to enjoy sunrises, sunsets, or quiet moments in nature. The exterior is finished with a durable metal roof, ensuring low maintenance for years to come.

The home is serviced by a drilled water well with a reverse osmosis system and a septic pump-out system installed approximately 10 years ago.

A long private driveway winds through the property and leads to the house, with teardrop loops at both the front and back for easy vehicle access. At the rear of the home sits a 30x60 shop—fully insulated and drywalled, with concrete floors and a large overhead door—ideal for equipment storage, hobby farming, or a home-based business. A 24x38 outbuilding offers even more flexibility and could be used for horse stalls, additional storage, or workshop space.

Much of the property is fenced with 4-wire strand, making it suitable for livestock. A natural wetland area runs along the back portion, and the land features a mix of open pasture and treed areas, offering both function and privacy.

This exceptional property combines natural beauty, modern comfort, and rural practicality.

It will be sold by RESERVED AUCTION via the Team Auctions platform from July 22â€“24, 2025. Check it out at www.teamauctions.com

Essential Information

MLS® #	A2215676
Price	\$500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,775
Acres	53.00
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey
Status	Active

Community Information

Address	55332 Range Road 12a
Subdivision	NONE
City	Rural Lac Ste. Anne County
County	Lac Ste. Anne County
Province	Alberta
Postal Code	T0E 1V0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available, Water Available
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Baseboard, Boiler, Combination, In Floor, Natural Gas, Wood Stove, Wood
Basement	None

Exterior

Lot Description	Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, No Neighbours Behind, Creek/River/Stream/Pond, Farm, Gentle Sloping, Pasture
Roof	Metal
Construction	Log
Foundation	Slab

Additional Information

Date Listed	April 29th, 2025
Zoning	AG2

Listing Details

Listing Office	Real Estate Centre - Coaldale
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