Rural Lac Ste. Anne County M 5 R 3 T 55 S 8 Q SE **LP: $349,000**

305 3 ST T0A 0E0 SP:

ACTIVE

Listing ID #	E4446708		
Building Type	Detached Single Family	**Agricultural**	
Style	Bungalow	**Sold Date**	
Year Built	2012	**Beds Above/Total**	5 / 5
Total Acreage	0.179	**Baths Half/Full**	0 / 2
Community	Ross Haven	**Total Baths**	2.0
Nearest Town	Onoway	**Tot Floor AG SqM**	159.78
URL-Virtual Tour **URL-Brochure**	**Dist to Town** 13 Minutes	**Tot Floor AG SF**	1,719.87

Welcome to your YEAR ROUND escape in the charming Village of Ross Haven. This bright, MODERN 5 bedroom, 2 bath home offers the perfect blend of comfort, space and lifestyle for families or retirees with room for many visitors. With a spacious open layout, HUGE WINDOWS and a massive kitchen complete with spacious island, it's made for hosting and soaking in lake life. Sip your drink on the west-facing deck or play lawn games on the largest PUBLIC GREEN SPACE in the village, backing your property, completely maintained for you to enjoy without the work! Live where neighbours feel like family, where kids can ride bikes safely and where summer is filled with community events and days on the water. Low-maintenance landscaping means more time enjoying paddleboarding or gathering at the community dock. PEACEFUL, PRIVATE AND MOVE-IN-READY, all just steps from the lake! Other perks include in-floor heating, metal roof, room to build a garage, newly drilled well and option to connect to the municipal sewer.

Directions

Living Room	6.44 x 3.23	M	**Bedroom 3**	3.11 x 3.07	M
Dining Room	3.73 x 3.18	M	**Bedroom 4**	2.94 x 2.23	M
Kitchen	5.02 x 3.18	M	**Bedroom**	3.73 x 2.21	M
Family Room			**Utility Room**	3.24 x 2.03	M
Den			**Laundry Room**	3.25 x 1.02	M
Bonus Room					
Primary Bedrm	4.18 x 2.98	M			
Bedroom 2	3.21 x 3.07	M			

Bath#	#pcs	Lvl	Ens
1	5	M	Yes
2	4	M	No
3			
4			
5			
6			
7			

Level	SqM	SF
Main	159.78	1,719.87
Upper		
Above Grd		
Lower		
Below Grd		
Tot Flr AG	159.78	1,719.87
# Finished	1	

Heat Source Natural Gas **HS Desc** Paid For
Heat Type In Floor Heat System
Foundation Piling
Roof Type Metal
Exterior Vinyl
Flooring Vinyl Plank
Features Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Tankless, Lake Privileges, No Smoking Home, Vinyl Windows

Construction Wood Frame
Basement/Dev None / No Basement
Separate Ent
Lot Shape Rectangular **Front Exp** South
Front x Depth (m) x (m)
Zoning
Tax Amount $2,744.55 / 2025
Fireplace **Fuel**
FP Type

Acres Freehld **Acres Leasehld**
Major Use
Goods Incl Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer
Env Assessmt **Type**

Reg Wtr Rights **Acres Water Rights**
Water Desc Paid For **Phone Desc** None
Water Supply Drilled Well

Goods Excl

Sewer/Septic Holding Tank

Site Features Backs Onto Park/Trees, Beach Access, Boating, Lake Access Property, Picnic Area

Power Service Paid For
Out Building

Road Access Gravel

Parking Front Drive Access, RV Parking

Park Encl/Tot / **Garage Dim**

Conform/Yr	/	**2nd Suite**	No	**Permit By Seller**	
Condo Name		**Garden Suite**		**Garage Suite**	
Condo Fee	/	**HOA Fee**	No	**HOA Fee/Sched**	/
Fee Includes		**HOA Fee Incls**			