

# \$769,900 - 57226a Range Road 81, Rural Lac Ste. Anne County

MLS® #A2243925

**\$769,900**

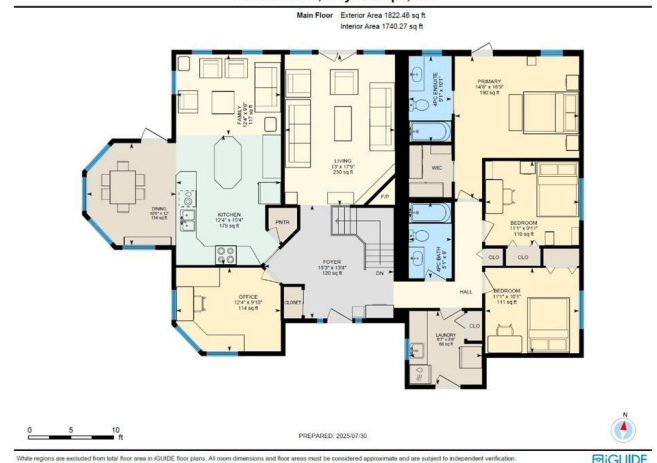
3 Bedroom, 2.00 Bathroom, 1,822 sqft  
Residential on 16.98 Acres

NONE, Rural Lac Ste. Anne County, Alberta

Peaceful Country Living with Serious Shop Space on 16.98 Acres! This 1996-built over 1,800 sq ft home offers the best of country living with room to grow, work, and unwind—all on a private 16.98-acre parcel. The spacious main floor features 3 bedrooms, including a primary suite with full ensuite, a second full bath, main floor laundry, and a bright living room with a cozy gas fireplace. Enjoy the extra space in the fully finished walk-out basement, perfect for a rec room, home gym, or extended family living. Need room for vehicles, tools, or your business? This property delivers with a triple attached garage plus two incredible shops! The first shop is a massive at 5,280 sq ft with one 16' x 14' overhead door and one 14' x 12' overhead door—ideal for large equipment. The second shop is 2,520 sq ft with a 14' x 12' overhead door and drive-through access, offering great versatility for trucks, trailers, or additional storage. With the shops currently generating over \$4,000 per month it is a great way to offset your mortgage payment. Outside, the nearly 17 acres give you space to live the lifestyle you want—whether it's hobby farming, running a home-based business, or just enjoying the peace and quiet of rural Alberta. This property is a rare find with usable land, a walk-out basement, heated shop space, and a family-ready home all in one!



57226A RR81, Mayerthorpe, AB



Built in 1996

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2243925                         |
| Price          | \$769,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,822                            |
| Acres          | 16.98                            |
| Year Built     | 1996                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 57226a Range Road 81       |
| Subdivision | NONE                       |
| City        | Rural Lac Ste. Anne County |
| County      | Lac Ste. Anne County       |
| Province    | Alberta                    |
| Postal Code | T0E 1N0                    |

## Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Triple Garage Attached |
| # of Garages | 3                      |

## Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, Vinyl Windows                  |
| Appliances        | Dishwasher, Freezer, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Gas                                                                                 |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full, Walk-Out                                                            |

**Exterior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Fire Pit, Lighting                                                                        |
| Lot Description   | Back Yard, Private, Back Lane, Cleared, Few Trees, Front Yard, Irregular Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                                         |
| Construction      | Stone, Vinyl Siding                                                                                     |
| Foundation        | Poured Concrete                                                                                         |

**Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | July 29th, 2025           |
| Days on Market | 98                        |
| Zoning         | Country Residential Ranch |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX ADVANTAGE (WHITECOURT) |
|----------------|-------------------------------|

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