

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

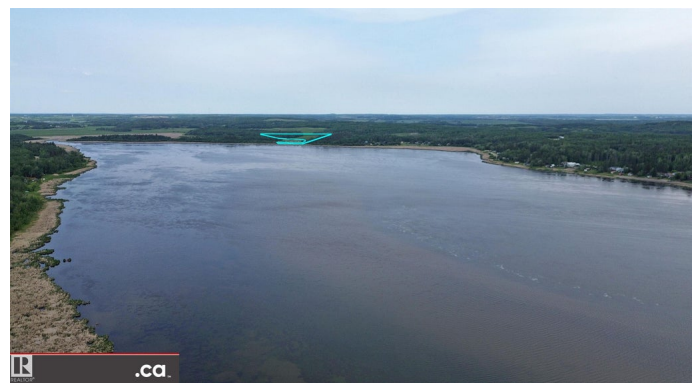
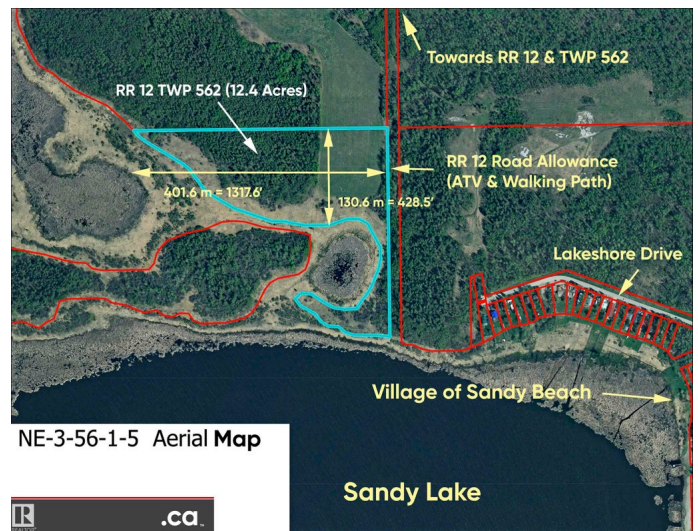
MLS® #E4454792

**\$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 |

|            |                 |
|------------|-----------------|
| Lease Rate | \$402           |
| 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 | 46                |
| 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 October 11th, 2025 at 6:17am MDT