



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

707 7 Street
Ross Haven, Alberta

MLS # A2298782



\$485,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,746 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Lake, Landscaped, Lawn, Views, Waterfront		

Heating:	Baseboard, High Efficiency, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	8-55-3-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

LAKEFRONT HOME IN ROSS HAVEN! Well-maintained 4-season 1.5 storey home in Lac Ste. Anne County. Offering 1,720 sq ft with 3 bedrooms, 2 bathrooms, a wood-burning fireplace, and a spacious kitchen with dining area. Sunroom overlooks the lake. Self-contained 2-bedroom suite above the oversized double garage provides excellent flexibility for guests or extended family. Recent upgrades include furnace, windows, shingles, lighting, window coverings, and garden doors. Situated on a 55 ft treed lot with great outdoor space. Located in the Summer Village of Ross Haven, approximately 45 minutes from Edmonton. Ideal for year-round living or recreational use.