

# **\$134,900 - 4 2306 Twp Road 540, Rural Lac Ste. Anne County**

---

MLS® #E4450153

**\$134,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 2.06 Acres

Heather Downs, Rural Lac Ste. Anne County,  
AB

Discover the perfect spot to build your dream home on this 2+ acre treed lot, ideally situated just off Highway 43 and Township Road 540 – west of Edmonton. Conveniently located near Stony Plain & Spruce Grove, you'll enjoy easy access to shopping, services, & a four-lane highway for an effortless commute. This property, labeled as Lot 30 on the subdivision map, has already been brushed & cleared for a future home, with the potential for a walk-out design. The lot sides onto tranquil greenspace and ponds to both the north & south, providing privacy, beautiful natural surroundings, & plenty of space to explore. Features include: Possible walk-out basement potential, Surrounded by newer homes in a growing subdivision, Lot appears surveyed at the rear, Family-friendly environment – catch frogs with the kids in the nearby ponds! This is a wonderful opportunity to set down roots in a peaceful, natural setting with all the benefits of nearby amenities. Don't miss your chance to build your ideal lifestyle here!



## **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4450153  |
| Price  | \$134,900 |

|           |                 |
|-----------|-----------------|
| Bathrooms | 0.00            |
| Acres     | 2.06            |
| Type      | Rural           |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4 2306 Twp Road 540        |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Heather Downs              |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1V0                    |

### Exterior

Exterior Features    Environmental Reserve, No Back Lane, Not Landscaped, Stream/Pond

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 77              |
| Zoning         | Zone 70         |

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 14th, 2025 at 8:32pm MDT