

# \$524,900 - 104 Community Lane, Sapræ Creek

MLS® #A2236864

**\$524,900**

3 Bedroom, 3.00 Bathroom, 1,608 sqft

Residential on 1.27 Acres

Sapræ Creek Estates, Sapræ Creek, Alberta

Welcome to 104 Community Lane, a charming single-level acreage retreat tucked away in the highly sought-after Sapræ Creek Estates. This spacious 3-bedroom, 2.5-bathroom home is perfectly positioned on a beautiful 1.37-acre private lot surrounded by mature trees, offering all the tranquillity and room youâ€™ve been dreaming of. Step inside to discover a thoughtfully designed interior that features upgraded flooring throughout, making cleaning effortless and lending a modern feel. The bright, functional kitchen is equipped with stainless steel appliances, a large eat-up island, and a pantry for extra storage, ensuring you have plenty of space to cook and entertain. For those warm summer days, central air conditioning keeps the home cool and comfortable, while the jetted tub in the primary ensuite provides a perfect spot to unwind. Whether youâ€™re an outdoor enthusiast with RVs, boats, and quads or simply craving space to grow, youâ€™ll love the abundant parking and endless possibilities for all your toys. Outside, the large deck is an ideal place to sit back and relax or gather with friends and family, complete with a gas line ready for your BBQ. Enjoy the best of country living without sacrificing convenience, thanks to municipal services already connected to the property. Sapræ Creek is a vibrant community brimming with year-round amenities, including a ski hill, golf course, aerial park, skate park, and mini golf in the summer months. Come winter, residents can glide across the enclosed



ice rink for skating and hockey. A local fire hall and community center bring neighbours together and offer peace of mind. And here’s the bonus: if you’ve always dreamed of collecting fresh eggs each morning or starting a hobby farm, you can keep chickens and more right here. This is your chance to experience a lifestyle that combines freedom, recreation, and nature, all just minutes from town.

Built in 2015

**Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | A2236864     |
| Price          | \$524,900    |
| Bedrooms       | 3            |
| Bathrooms      | 3.00         |
| Full Baths     | 2            |
| Half Baths     | 1            |
| Square Footage | 1,608        |
| Acres          | 1.27         |
| Year Built     | 2015         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 104 Community Lane   |
| Subdivision | Saprae Creek Estates |
| City        | Saprae Creek         |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9H0C3               |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                      |
| Cooling           | Central Air                                                                                                  |
| Basement          | None                                                                                                         |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Other                                      |
| Lot Description   | Corner Lot, Landscaped, Many Trees, Wooded |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding                               |
| Foundation        | Piling(s)                                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 54             |
| Zoning         | SE             |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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