

## \$209,000 - 351 58532 Rge Rd 113, Rural St. Paul County

MLS® #E4401785

**\$209,000**

3 Bedroom, 1.50 Bathroom, 1,009 sqft

Rural on 0.49 Acres

Lottie Lake Estate, Rural St. Paul County, AB

Discover this charming home near Lottie Lake, about 20 minutes from the Town of St. Paul.

Lottie Lake community offers the perfect blend of peaceful living and modern amenities.

Enjoy the convenience of municipal water and the peacefulness of living in an acreage community. There are two bedrooms above ground and one bedroom below grade with plenty of space for your family. The spacious kitchen, dining and living room will fit your needs perfectly. Enjoy your summer evenings surround by trees and nature and cozy up in the family room during the winter months. This super cute home is situated on 0.49 acres, ample space and privacy. Plant a large garden, build a garage, the possibilities are endless!

Built in 1982

### Essential Information

MLS® #	E4401785
Price	\$209,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,009
Acres	0.49



Year Built	1982
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	351 58532 Rge Rd 113
Area	Rural St. Paul County
Subdivision	Lottie Lake Estate
City	Rural St. Paul County
County	ALBERTA
Province	AB
Postal Code	T0A 3A0

### Amenities

Features	Deck
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Low Maintenance Landscape, No Back Lane, No Through Road
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	August 12th, 2024
Days on Market	248
Zoning	Zone 60

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